

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
JUNE 13, 2013  
5:30 P.M. – Lakewood City Hall  
Auditorium  
(Audio Recording Available)

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL.**

MEMBERS PRESENT:

Bryan Evans  
Michael Molinski, Chairman  
Carl Orban, Vice Chairman  
John Waddell

OTHERS PRESENT:

Bryce Sylvester, Secretary, Planning & Development  
Jeff Filler, Assistant Building Commissioner

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **EXCUSE** the absence of Cynthia Stockman. All of the members voting yea, the motion passed.

2. Approve the minutes of the May 9, 2013.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the minutes of the May 9, 2013 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks.

**SUMMARY APPROVED  
SIGN REVIEW**

28. Docket 06-56-13

1388 Cranford Avenue  
Good Day Moon Gallery

- ( ) Approve  
( ) Deny  
( ) Defer

Ken Tomaro  
Good Day Moon Gallery  
4128 West 161<sup>st</sup> Street  
Cleveland, Ohio 44135

The applicant requests the review and approval of a window sign. (Page 135)

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

Mr. Molinski reminded the public of anyone wanting to speak to state their name and addresses, and to print their name and sign the oath.

**OLD BUSINESS**

**Items 4 and 9 are called together as they are the same property.**

**BOARD OF BUILDING STANDARDS**

C 14203 Madison Avenue  
Imagen 'That

☐ Approve  
☐ Deny  
☐ Defer

Alawy Alawi  
Imagén Thai  
14203 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Sections 1329.09(d)(4) – Supplementary Area and Location Standards and 1329.12 Application for Permits. This item was deferred from the meeting of May 9, 2013. (Page 8)

## SIGN REVIEW

9. Docket 05-38-13 - S

14203 Madison Avenue  
Imagen 'That

☐ Approve  
☐ Deny  
☐ Defer

Alawy Alawi  
Imagen Thal  
14203 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of building signage. This item was deferred from the meeting of May 9, 2013. (Page 8)

Melissa Alawi, business owner, was present to explain the request. Individual wood letters had been purchased and affixed to the existing sign board. Lettering in the windows was left from the previous store owner. She assured the Board there were no holes in the sign board.

There were no comments or questions from the public. Mr. Sylvester said that there would be no vote on Docket 05-38-13 - B because there no window graphics; she had removed them already. The item was withdrawn administratively.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** Docket 05-38-13 – S. All of the members voting yea, the motion passed.

## ARCHITECTURAL BOARD OF REVIEW

5. Docket 05-29-13

C 16300 Detroit Avenue  
Jay-Lor IV dba strEat Burger

☐ Approve  
☐ Deny  
☐ Defer

Izzy Schachner  
Jay-Lor IV, Inc.  
16300 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of an outdoor dining facility at the rear of the building. This item was deferred from the meeting of May 9, 2013. (Page 9)

Izzy Schachner, business owner, was present to explain the request. A handout was provided that displayed the outdoor dining plan, site plan, elevation, shrubbery with planters, railing and gate, patio furniture, two umbrellas, and overhead string lighting (made part of record). There would be seating for 40. 11 foot posts would hold the lighting. The umbrella

color would be solid in color. He thought the patio fencing was the standard 36" high. The Board stated it should be no higher than 38".

There were no comments or questions from the public. Mr. Sylvester stated the project was granted a conditional use permit by the Planning Commission at its June 7, 2013 meeting, and was subject to an annual renewal in 2014. The location of the dumpster was at the rear of the property against the board-on-board fence. Mr. Schacher said the church Council wanted it against the building of the church, keeping the dumpster from the residential and patio areas. The Board agreed it was a good location. The church was offering dedicated parking spaces to accommodate the outdoor dining patrons.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** the request with the stipulation the patio fence was no higher than 38 inches. All of the members voting yea, the motion passed.

6.	Docket 05-31-13	C	15500 Detroit Avenue Taco Bell
	( ) Approve ( ) Deny ( ) Defer		James Ptacek Larsen Architects 12506 Edgewater Drive, Suite 10 Lakewood, Ohio 44107

The applicant requests the review and approval of exterior renovation and addition to front of building. This item was deferred from the meeting of May 9, 2013. (Page 10)

Dan Allen, DLA Construction Services, 14539 Bayes Avenue, was present to explain the request. Regarding comments from the last meeting, he addressed the vertical infill panels, the proposed brick bollards around the circular walk, landscaping of the corner, and a new concrete walk. Other requests from last month's meeting were taken into consideration. They wanted to begin construction in August.

Jim Larsen, Larsen Architects, described the architectural changes made from last month. The circular walk was reduced in width to allow for more plantings. The monument sign was relocated to near the exit drive. He referenced the neighboring structures to explain the proposed façade. Brick would be used for the majority of the exterior with 12" x 24" sandstone-colored porcelain tile used as infill over three entry points.

The Chairman moved item 31 to this location as it was the same property.

#### SIGN REVIEW

31.	Docket 06-59-13	C	15500 Detroit Avenue Taco Bell
	( ) Approve ( ) Deny ( ) Defer		James Larsen Larsen Architects 12506 Edgewater Drive, Suite 10 Lakewood, Ohio 44107

The applicant requests the review and approval for monument and building signs. (Page 153)

The bell symbol had been removed from the west entrance, the lettering remained. The bell symbols would remain on the south and east entrances. The driveway sign was the monument sign; it had been reduced in size. It was an internally lit sign panel.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 05-31-13 with the stipulation the landscaping trees have a caliper of three inches (3"). All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 06-59-13 with the stipulation the base of the monument sign is reduced by one foot (P). All of the members voting yea, the motion passed.

7. Docket 05-32-13 C 18828 Sloane Avenue  
Clifton Pointe Phase 2 Townhouses

( ) Approve Scott Dimit, Architect  
( ) Deny dimitarchitects  
( ) Defer 14414 Detroit Avenue, Suite 300  
Lakewood, Ohio 44107

The applicant requests the review and approval of architectural review for a new townhouse development. This item was deferred from the meeting of May 9, 2013. (Page 18)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the request. All of the members voting yea, the motion passed.

## SIGN REVIEW

8. **Docket 05-34-13** **1382 Arthur Avenue**  
**Lakewood SDA Church**

( ) Approve  
( ) Deny  
( ) Defer

The applicant requests the review and approval of LED/video monument sign. This item was deferred from the meeting of May 9, 2013. (Page 19)

A motion was made by Mr. Molinski, seconded by Orban, to **DEFER** the application until the meeting of July 11, 2013. All of the members voting yea, the motion passed.

10. Docket 05-40-13 11900 Detroit Avenue  
Value World

( ) Approve George Dragon  
( ) Deny Cicogna Electric + Sign Company  
( ) Defec 4330 N. Bend Road  
Ashtabula, Ohio 44004

The applicant requests the review and approval of individual channel letters on building and monument sign at front drive. This item was deferred from the meeting of May 9, 2013. (Page 20)

Mr. Sylvester spoke with the applicant who requested a deferral of the hearing until next month.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER the application until the meeting of July 11, 2013. All of the members voting yea, the motion passed.

11. Docket 05-41-13 13030 Madison Avenue  
Grace Lutheran Church

☐ Approve Rev. George R. Hansell, Jr.  
☐ Deny Grace Lutheran Church  
☐ Defer 13030 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a new LED monument sign; existing monument sign to be removed. This item was deferred from the meeting of May 9, 2013. (Page 21)

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the application until the meeting of July 11, 2013. All of the members voting yea, the motion passed.

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## NEW BUSINESS

### ARCHITECTURAL BOARD OF REVIEW

16. Docket 06-47-13 R 2192 Glenbury Avenue

☐ Approve Andrew Kosiorek  
☐ Deny 2192 Glenbury Avenue  
☐ Defer Lakewood, Ohio 44107

The applicant requests the review and approval of a front addition to a masonry single family to be used as an open porch. (Page 53)

Andrew Kosiorek, applicant, was present to explain the request. The proposed structure would be placed where a large bush existed presently. He provided material samples to the Board.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the request as submitted. All of the members voting yea, the motion passed.

19. Docket 06-50-13 R 13991 Edgewater Drive

☐ Approve Tony & Sharon Gorris  
☐ Deny 13991 Edgewater Drive  
☐ Defer Lakewood, Ohio 44107

The applicant requests the review and approval of a covered porch at the front entry. (Page 71)

Sharon Gorris, applicant, was present to explain the request. The home was located on a corner lot, and the front entrance needed to be defined. She was to appear before the Board of Zoning Appeals for a variance in June. A wood composite material would be used.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE with the stipulation that material samples were submitted for administrative approval. All of the members voting yea, the motion passed.



## BOARD OF BUILDING STANDARDS

12. Docket 06-43-13 - B

C 14621 Detroit Avenue  
Fifth Third Bank

☐ Approve  
☐ Deny  
☐ Defer

Gerald G. Weber  
Weber Architecture  
13711 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Sections 1329.09(d)(4) – Supplementary Area and Location Standards and 1329.12(d) – Application for Permits. (Page 22)

## SIGN REVIEW

22. Docket 06-43-13 - S

14621 Detroit Avenue  
Fifth Third Bank

☐ Approve  
☐ Deny  
☐ Defer

Gerald G. Weber  
Weber Architecture  
13711 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of three (3) new illuminated wall signs. (Page 22)

Mr. Sylvester stated he had communication from Gerald G. Weber, applicant. After the concerns expressed by the Board at the pre-review meeting held on Thursday, June 6, 2013, the owners requested that the items were denied officially.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DENY Docket 06-43-13 - B. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DENY** Docket 06-43-13 - S. All of the members voting yea, the motion passed.

## ARCHITECTURAL BOARD OF REVIEW

13. Docket 06-44-13

C 12700 Lake Avenue  
Pier W

( ) Approve  
( ) Deny  
( ) Defer

Mark Kawada  
Select Restaurants  
12700 Lake Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of an outdoor dining facility. (Page 34)

Mr. Sylvester noted the applicant had been granted a Conditional Use permit at the Planning Commission meeting on June 6, 2013.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the request as submitted. All of the members voting yea, the motion passed.

**Items 14 and 23 are called together as they are the same property.**

**ARCHITECTURAL BOARD OF REVIEW**

14. Docket 06-45-13 - A C 16918-28 Detroit Avenue  
El Carcinero/Lakewood Antique Mall
- ( ) Approve Chris Lamb  
( ) Deny The New Center Building, llc.  
( ) Defer 5310 Kings Highway  
Fairview Park, Ohio 44126

The applicant requests the review and approval of awnings. (Page 42)

**SIGN REVIEW**

23. Docket 06-45-13 - S 16918-28 Detroit Avenue  
El Carcinero/Lakewood Antique Mall
- ( ) Approve Chris Lamb  
( ) Deny The New Center Building, llc.  
( ) Defer 5310 Kings Highway  
Fairview Park, Ohio 44126

The applicant requests the review and approval for signage. (Page 42)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE Dockets 06-45-13 – A and 06-45-13 – S as requested. All of the members voting yea, the motion passed.

**Items 15 and 24 are called together as they are the same property.**

**ARCHITECTURAL BOARD OF REVIEW**

15. Docket 06-46-13 - A C 16930-34 Detroit Avenue  
State Farm/Midtown Booths
- ( ) Approve Chris Lamb  
( ) Deny Detphil, llc  
( ) Defer 5310 Kings Highway  
Fairview Park, Ohio 44126

The applicant requests the review and approval of awnings. (Page 48)

**SIGN REVIEW**

24. Docket 06-46-13 - S 16930-34 Detroit Avenue  
State Farm/Midtown Booths
- ( ) Approve Chris Lamb  
( ) Deny Detphil, llc  
( ) Defer 5310 Kings Highway

The applicant requests the review and approval for signage. (Page 48)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** Dockets 06-46-13 – A and 06-46-13 – S as submitted. All of the members voting yea, the motion passed.

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**ARCHITECTURAL BOARD OF REVIEW**

17. Docket 06-48-13 C 15527-33 Madison Avenue  
Barrio

( ) Approve Thomas Leneghan  
( ) Deny Tres Amigos  
( ) Defer 15527-33 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the architectural review and approval of building face renovations. (Page 57)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** with the following stipulations:

1. The awnings and garage doors should be black in color,
2. Add matching trim pieces to bulkhead panels, and
3. The base panels of the garage doors should be solid.

All of the members voting yea, the motion passed.

20. Docket 06-52-13 C 11721 Franklin Boulevard  
Inn the Doghouse

( ) Approve Whitney Callahan  
( ) Deny Inn the Doghouse  
( ) Defer 1548 West 117<sup>th</sup> Street  
Lakewood, Ohio 44107

The applicant requests the review and approval of parking lot design for residential lot to be added to existing adjacent commercial use lot. An application was submitted to the Planning Commission for a Conditional Use permit. (Page 85)

A motion was made by Mr. Molinski, seconded by Mr. Evans, to **APPROVE** with the following stipulations:

1. Reduce the planting bed width from seven foot (7') to five foot (5'), and
2. Remove one of two parking spaces that are in line with the Franklin Boulevard curb cut; the remaining space will be turned 90 degrees.

All of the members voting yea, the motion passed.

**Items 21 and 25 are called together as they are the same property.**

**ARCHITECTURAL BOARD OF REVIEW**

21. Docket 06-53-13 - A C 14115 Detroit Avenue  
Bob Evans



- ☐ Approve
- ☐ Deny
- ☐ Defer

Scott Kelley  
 Bob Evans Farms  
 3776 South High Street  
 Columbus, Ohio 43207

The applicant requests the architectural review and approval of a new building, Bob Evans restaurant. (Page 100)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE DOCKET 06-53-13 – A** with the following stipulations:

1. Add 36 inch high plantings to the Detroit Avenue buffer on both sides of the drive and behind the monument sign,
2. Add a pedestrian sidewalk between the rain garden and parking area,
3. Add at least four bicycle parking spaces,
4. Change from a two inch (2") to a three inch (3") caliper tree size,
5. Add fire egress means from the Hixson's property,
6. Relocate the dumpster from the southeast corner of lot to west side of lot in line with the curb cut on Parkhaven Row, and
7. Submit a drawing of dumpster enclosure to verify construction.

All of the members voting yea, the motion passed.

#### **SIGN REVIEW**

25. Docket 06-53-13 - S

14115 Detroit Avenue  
 Bob Evans

- ☐ Approve
- ☐ Deny
- ☐ Defer

Scott Kelley  
 Bob Evans Farms  
 3776 South High Street  
 Columbus, Ohio 43207

The applicant requests the review and approval for signage. (Page 100)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER Docket 06-53-13 – S** until the meeting of July 11, 2013. All of the members voting yea, the motion passed.

#### **SIGN REVIEW**

26. Docket 06-54-13

11729 Detroit Avenue  
 Foundry Concert Club

- ☐ Approve
- ☐ Deny
- ☐ Defer

William Morris III  
 Brutella Inc.  
 22919 Lake Road  
 Bay Village, Ohio 44140

The applicant requests the review and approval for the change of graphics of an existing awning sign. (Page 126)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

27. **Docket 06-55-13**

**18100 Sloane Avenue  
Cliff Towers Marathon**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Bill Kelleher  
Century Sign Co.  
7401 Exchange Street  
Cleveland, Ohio 44125

The applicant requests the review and approval of a pole sign panel change to a digital readout style. (Page 131)

A motion was made by Mr. Molinski, seconded by Mr. Evans, to **APPROVE** with the stipulation the pole is painted black. All of the members voting yea, the motion passed.

29. **Docket 06-57-13**

**13343 Madison Avenue  
Winthrop Holsters**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Winthrop Defreitas  
Winthrop Holsters  
13343 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of an illuminated projecting sign. (Page 140)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

30. **Docket 06-58-13**

**12901 Detroit Avenue  
Lakewood Beverage**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Nilesh Patel  
Hanuman Inc.  
12901 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a monument and awning sign changes for a new business tenant. (Page 149)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** the application until the meeting of July 13, 2013. All of the members voting yea, the motion passed.

32. **Docket 06-51-13**

**12500 Lake Avenue  
Meridian Condominium Inc.**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Ron Thomas  
Wagner Electric Sign  
7135 West Ridge Road  
Elyria, Ohio 44035

The applicant requests the review and approval to replace the address signs on the brick walls at the driveway entrance. (Page 162)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

18.	Docket 06-49-13	C	13321 Madison Avenue Taco Tontos
	( ) Approve		John A. Crino
	( ) Deny		Lake Avenue Industries LLC
	( ) Defer		15415 Lake Avenue Lakewood, Ohio 44107

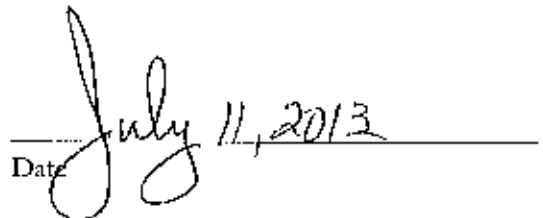
The applicant requests the review and approval of outdoor dining. An application was submitted to the Planning Commission for a Conditional Use permit. (Page 63)

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

33. **ADJOURN**

A motion was made by Mr. Molinski, seconded by Mr. Evans, to **ADJOURN** the meeting at 9:40 p.m. All of the members voting yea, the motion passed.

  
Signature

  
Date



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Melissa Alawi

Melissa Alawi

2. Tzy Schachner

Tzy Schachner

3. DAN ALLEN

Dan Allen

4. JIM LARSEN

Jim Larsen

5. TIM LASKY

Tim Lasky

6. John McHugh

John McHugh

7. FAN

Fan

8. Andrew Bucken

Andrew Bucken

9. Matt Sumner

Matt Sumner

10. NANCY BINDER

Nancy Binder

11. Ricky Coddington

Ricky Coddington

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 13, 2013





### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. DAVID ZABAWSKI
2. Barry George R. Hensell, Jr.
3. Andrew Kosiorek
4. PAUL BEEGAN
5. Sharon GORRIS
6. MARLENA WADA
7. CHRIS LAMB
8. STAN FAIRBANK
9. TOM LEDERHAN
10. Whitney Callahan
11. Joe Saben

- Dave Zabawski
- Barry R. Hensell
- Andrew Kosiorek
- Paul Began
- Sharon Gorris
- Marlena Wada
- Chris Lamb
- Stan Fairbank
- Tom Lederhan
- Whitney Callahan
- Joe Saben

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☒ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 13, 2013



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Andrew Hubbard
2. Tom Fagan
3. T. Scherers
4. William Morris
5. Bill Kelleher
6. Winthrop DeNeale
7. GURCHARAN TANGRI
8. Ron Thomas
9. Ralph Gendetta
10. John C...
11. \_\_\_\_\_

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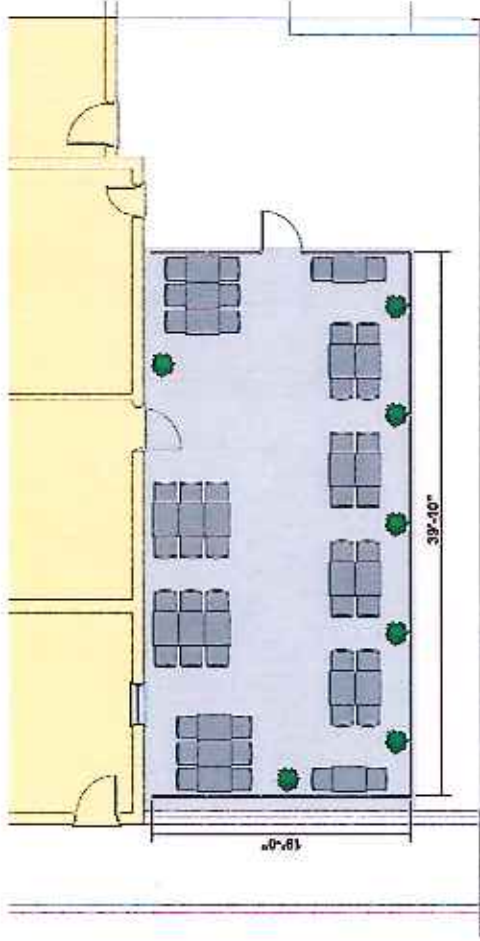
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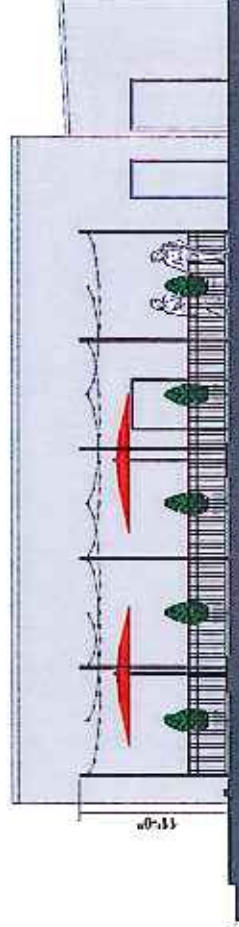
Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 13, 2013





Outdoor dining plan - approximately 40 seats



Outdoor dining elevation



Site plan



Lighting



Shrubs and planters



Patio railing and gate details



Patio furniture



Patio furniture



Shrubs and planters

#### S9 - Stairs

The height of simplicity, this fence with smooth top rail has been modified so that pickets do not extend through the bottom rail.



## Schwarz, Johanna

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**From:** Sylvester, Bryce  
**Sent:** Monday, June 10, 2013 3:48 PM  
**To:** Schwarz, Johanna  
**Subject:** FW: ARC Meeting June 13th

FYI

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**From:** George Hansell [<mailto:grh61655@roadrunner.com>]  
**Sent:** Monday, June 10, 2013 3:42 PM  
**To:** Sylvester, Bryce  
**Cc:** [zabawskidave@yahoo.com](mailto:zabawskidave@yahoo.com); [sd410@yahoo.com](mailto:sd410@yahoo.com)  
**Subject:** ARC Meeting June 13th

Bryce,

Thanks for the agenda. I am planning to be there on Thursday.

However, if I am not due to pastoral responsibilities or illness, Mr David Zabawski (Chairman, Board of Trustees) and Mr. Steve Kmetz, Jr. (Chairman of the congregation) are authorized to speak on Grace Lutheran Church's behalf with regard to the signage.

In His Service,  
**George**  
Rev. George R. Hansell, Jr.

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**Schwarz, Johanna**

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**From:** gweber@weberarchitecture.com  
**Sent:** Thursday, June 13, 2013 11:29 AM  
**To:** Planning Dept  
**Subject:** Fifth Third Bank ATM Signage

Bryce,

Re: Docket 06-43-13 – B and Docket 06-43-13 – S

The Bank would like the Board of Building Standards /Architectural Board of Review / Sign Review to officially deny our application to replace the existing signage with new internally lit box signs, and the request for the additional sign on the east façade.

Please advise if I need to attend tonight's meeting to represent the Bank in this matter.

Thank you,

Gerry Weber  
Architect, LEED® AP

Weber Architecture  
13711 Madison Avenue  
Lakewood, Ohio 44107  
216-226-6009  
Cell: 216-952-7038  
Fax: 216-521-2206

**Sylvester, Bryce**

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**From:** clamb22@gmail.com  
**Sent:** Thursday, June 13, 2013 1:57 PM  
**To:** Sylvester, Bryce  
**Subject:** AR8 meeting this evening

Bryce,

Thanks for taking my call. As I mentioned, I may not be able to make tonight's meeting. Trey Lamb (my brother and owner of Mid Town Booths) will be their in case I can't. Thanks, Chris.

TACO TANTOS

Schwarz, Johanna

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**From:** Bill Costello <biei2012@aol.com>  
**Sent:** Wednesday, June 12, 2013 6:59 PM  
**To:** Planning Dept  
**Subject:** Docket 06-49-13

To whom it may concern,

My home is the first house south of the apartments located on Madison and Clarence (2012 Clarence). I first want to applaud Taco Tontos for the job they have done with the space formerly occupied by Bella Dubby. As a long time Lakewood resident, it is great to see small businesses take pride in their location and pursue improvements, it's what makes this city great. I support the pursuit of an outdoor dining area for Taco Tontos.

My concerns relate to the issue of parking as well as the loitering that seems to take place behind the building in the lot that abuts my property. I am aware that this docket is not geared towards these issues but I felt it necessary to make the board aware in hopes that Taco Tontos will make an attempt to address this problem.

Thanks for your consideration in this matter,

Bill Costello

## Sylvester, Bryce

---

**From:** Bullock, Tom  
**Sent:** Wednesday, June 05, 2013 2:14 PM  
**To:** JWaddell@thendesign.com; m\_molinski@yahoo.com; carlorban@att.net; mcstockman@sbcglobal.net; jcreative.bryan@gmail.com  
**Cc:** Summers, Mike; Siley, Dru; Sylvester, Bryce  
**Subject:** FW: Agenda: June 13, 2013 BBS/ABR/Sign Review Meeting  
**Attachments:** Agenda 06-13-13 - Part 1 of 2.pdf; Agenda 06-13-13 - Part 2 of 2.pdf

Dear ABR:

I cannot attend this meeting (it's the night of my rehearsal dinner; June 14 wedding), but here are my comments I might otherwise share (not intended for your response, since I don't want to prompt a deliberation outside of a public meeting):

--WAAAAAY too garish and commercial for Bob Evans. That looks like a Cedar Point restaurant, not something for a walkable community (although the materials look to be quality). That won't fly, and is not in keeping with any architectural style we've ever had in Lakewood.

--Taco Bell is not much better in terms of its signage. For site layout, it's a little difficult for me to picture from these drawings, but I'd love to see the expanded entryway to a new/improved Kauffman Park emphasized and blended into their site plan. The City is already expanding the tree lawn there and intends an improved Kauffman Park entry sign at Arthur & Detroit: this intersection should be the gateway linking Detroit pedestrian traffic to our downtown park, Kauffman. It's at risk of becoming a purple illuminated "Run for the Border" crossing.

--Glad to see Barrio completing its storefront--looks promising.

--El Carcinero seems minimal. Progress is welcome there, but it'd be nice to bring their presence onto the street somehow. McCarthy's was pretty locked inside, which is fine given their business was imbibing 21-year olds, but for this restaurant opening it up, bringing it out as a neighbor in that neighborhood would be a benefit.

--Taco Tanto's: great to have outdoor dining, but do they have room on the sidewalk? I hope we can make it work. In Paris, they have even a single row of seats on a small strip against the wall, sometimes facing outward. I think the outdoor dining has proved to be a huge success for urban living, walkability, and advertising for the business. (This dates back to then-Assistant Director Siley's work in 2008-09--thank you, Dru.)

--StEat Burger's business plan (stated in the recent liquor permit: no wait staff, grab-and-go service or stay-and-eat) seems more prudent and appropriately cautious/conservative. Wouldn't want to see that business go under in the manner of 56 West. Outdoor dining to the rear seems like a fine approach to me.

In general, I think buffering residential from commercial is an increasingly important and sensitive issue to residents. Big national chains are felt far more than artisan, locally-owned businesses. That's part subjective, but part objective: you don't see Barrio asking for illuminated large logos on three facings of their property, as McDonald's, Bob Evans, and Taco Bell are all pursuing. I think it's great that we've been holding these large national brands to our higher expectations and local building code standards--a very crucial step. I support additional buffering beyond that, too--light pollution, shrubs, fencing, setbacks -- can't have enough. Please recall that neighbors experience light pollution even from the distant rear sign of Quaker Steak.

Sincerely,  
Tom

---

Tom Bullock  
Lakewood City Council, Ward 2  
(216) 337-1318





lakewoodalive

June 12, 2013

Bryce Sylvester - Secretary  
City of Lakewood Architectural Board of Review  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107

RE: **June 13, 2013 Architectural Board of Review Meeting**  
**Proposed Projects:**  
**Bob Evans – 14115 Detroit Avenue**  
**Taco Bell – 15500 Detroit Avenue**  
**Seventh Day Adventist – 1382 Arthur Avenue**  
**Fifth Third Bank ATM Kiosk**

Mr. Sylvester,

Herein, the LakewoodAlive Downtown Lakewood Design Committee respectfully submits the following suggestions on the above referenced site plans and sign packages:

**Bob Evans – 14115 Detroit Avenue – Docket Items 06-53-13 A / 06-53-13 S**

The committee appreciates the investment Bob Evans is making in Lakewood. LakewoodAlive looks forward to a new partner coming to Downtown Lakewood. We do however feel that the site plan still needs a fair amount of work. We also ask the board to consider reducing the sheer size of the sign package being proposed. We encourage the ABR to work with Bob Evans to make the following adjustments to their site plan. Please see the attached site plan as a reference to the points below.

**Site Plan**

- Curb islands and shade trees are needed. A similar plan took shape at the Social Security Administration building and the results are less than positive.
- Consider a pedestrian path connecting the building to the rear parking spaces, per the adopted Design Guidelines.
- Also, consider a pedestrian connection from Parkhaven Row into the Bob Evans parking lot near the bioswale.
- Internal curb islands are needed to break the 24 consecutive parking spaces along the western side.
- Provide a fence opening for Hixon's emergency egress.
- The dumpsters ought to move to align with the western aisle behind the store and be placed next to Hixon's. Currently, they are placed next to a residential property.
- The curb cut on Detroit should be as narrow as possible. It looks quite wide which further discourages pedestrian traffic.
- Please shield the view of the parking lot from Detroit, per the adopted Design Guidelines. Consider raised brick planters similar to CVS.
- Consider more benches at the front door.
- We also ask that an amenity strip in stamped brick be located behind the curb.
- Retain street trees or re-establish street trees in front of new building.

**Signage**

- The signage, at 37" (and nearly 15' across) proposed is too tall and long for a building at the sidewalk. Consider the 24" signs that ABR has approved recently. This also makes the 31" sign on the east elevation too large.
- The monument sign is not pedestrian scale. Including the base, this sign is 10' high and 7'8" wide. We suggest a 6' high sign (including base), considering this is a 25mph street with foot traffic.

**Taco Bell – 15500 Detroit Avenue – Docket Item 05-31-13; 06-59-13**

We commend Taco Bell for their revisions to the building and site plan. We also are most appreciative of their willingness to support the entry to Kauffman Park by installing a landscaped area at the southeast corner of their property. Please consider the following comments:

- We seek a continued parapet wall around the south elevation as this is a four-sided building. The rear side is highly visible from Kauffman Park, and with improvements to the park forthcoming, we anticipate more pedestrian, bicycle and auto traffic coming from the park.
- We strongly urge the board to reduce the size of the bells (east, west, south elevations). They are extremely large and not in keeping with a dense, 25mph pedestrian area.
- The ELFS band on the top is tall. Please consider a "stone" color and make sure the metal roof coping matches the color exactly. We would even prefer not to have metal roof coping at all.
- The pylon sign is far too tall. Please bring this down to a pedestrian scale. Cotton is 4'10"; CVS is 3'4". Also, consider that an internally illuminated cabinet sign of that size will stand out considerably.

**Seventh Day Adventist – 1382 Arthur Avenue – Docket Item 05-34-13**

While we appreciate the church seeking to make an investment in their property, we are not in support of a video sign or a dynamic display board, particularly in an area where significant private and public investments are being made to improve design quality.

**Fifth Third Bank ATM Kiosk – 14621 Detroit Avenue – 06-43-13 B**

The committee asks ABR to consider smaller signs for the kiosk. They are too large as it relates to the structure. Consider channel letters rather than a cabinet sign. We believe there is too much signage as the larger blue background is being wrapped around each side. The proposed cabinet signs have no relief, texture, or interest.

Sincerely,



Ian Andrews  
Executive Director – LakewoodAlive

Enclosed:      Bob Evans Site Plan Proposals  
                     Adopted Design Guidelines

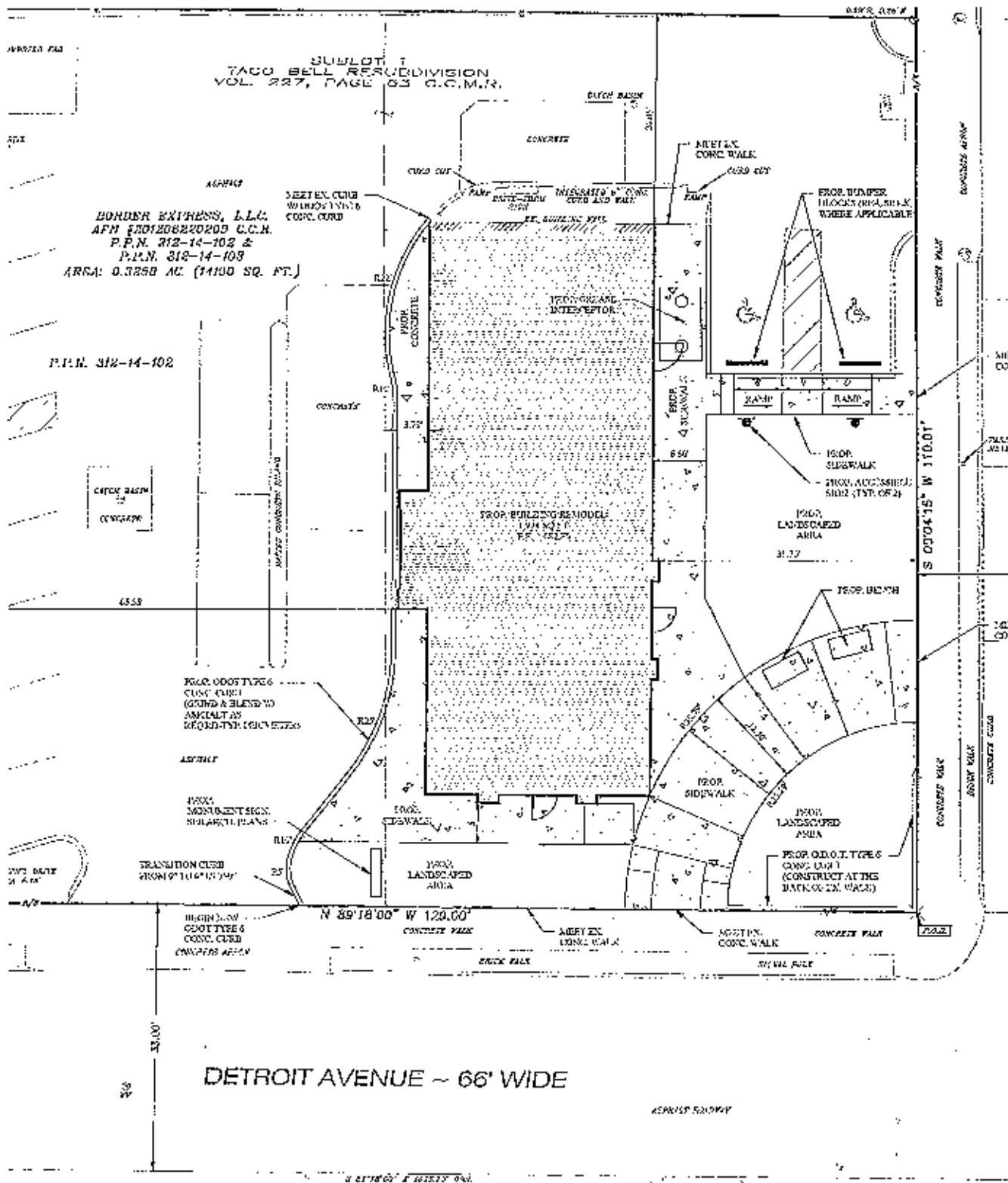




SUBLOT 1  
TACO BELL RESUBDIVISION  
VOL. 227, PAGE 63 C.C.M.R.

BORDER EXPRESS, L.L.C.  
APN 1201208220203 C.C.M.  
P.P.N. 312-14-102 &  
P.P.N. 312-14-103  
AREA: 0.3258 AC (14190 SQ. FT.)

P.P.N. 312-14-102



3 INCH  
4 RK #2

THE FOLLOWING INFORMATION IS FOR THE USE OF PERSONS WHO ARE NOT MEMBERS OF THE LABORATORY AND ARE NOT ELIGIBLE TO PARTICIPATE IN THE LABORATORY.

- [illegible]

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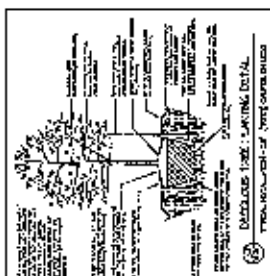
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100	18 ft	18 ft	18 ft	18 ft	18 ft

INDICATE CONTRACT OR SMALL, CORRECT ADJUSTED QUANTITIES SHOWN ON PLAN  
LEADS, QUANTITIES SHOWN ON PLAN SHALL GOVERN AS NEEDED.

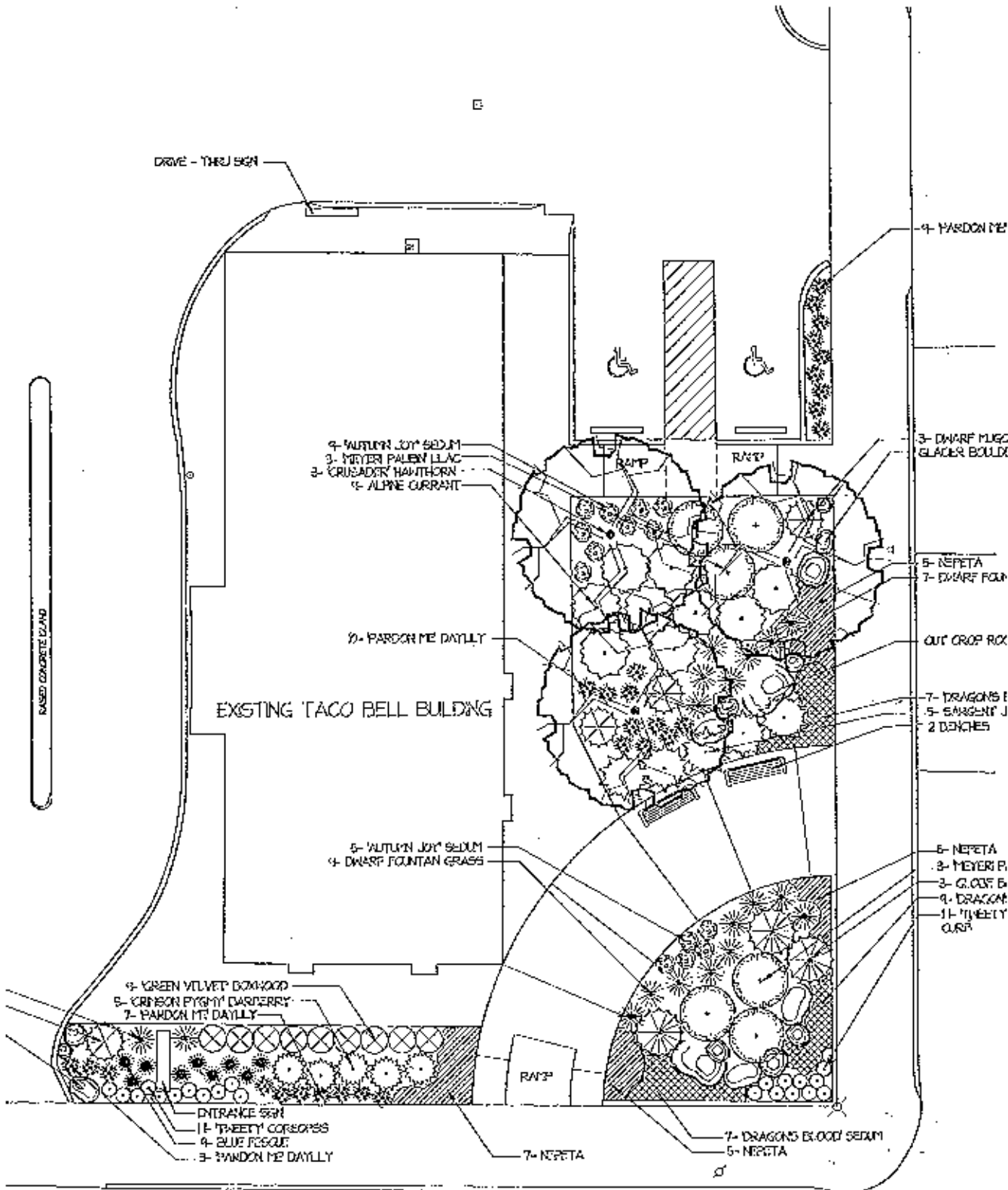


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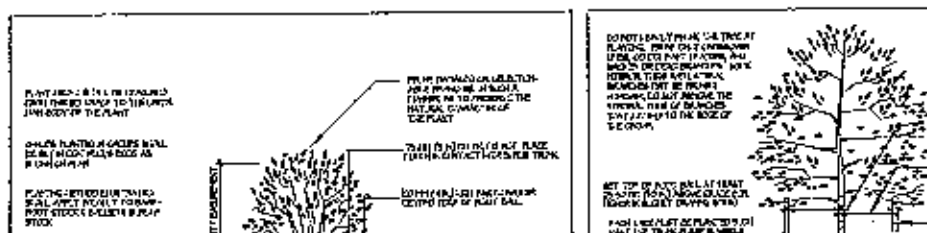
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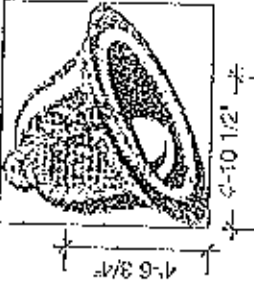

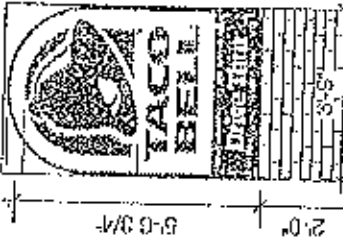




DETROIT AVENUE ~ 66' WIDE

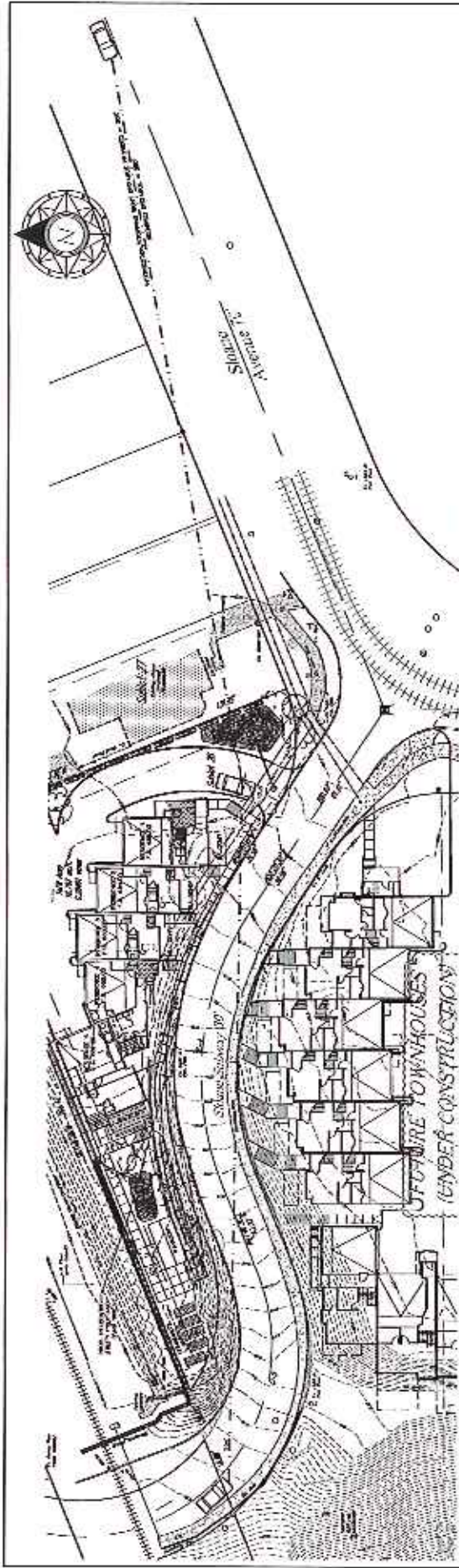


# PROPOSED SIGNAGE KEY

PROPOSED SIGNAGE		ALLOWABLE SIGNAGE
<p>A)</p>  <p>B) </p>	<p>NUMBER OF SIGNS: 2 SQUARE FOOTAGE: 22.24 SQFT.</p> <p>NUMBER OF SIGNS: 1 SQUARE FOOTAGE: 6.83 SQFT.</p> <p>TOTAL = 51.35 SQFT.</p>	<p>1329.09 C-1 MAXIMUM SIGN FACE AREA = (4' X 1.5') SQUARE FEET, EXCEPT THAT THE TOTAL IN ALL CASES SHALL NOT EXCEED 120 SQUARE FEET.</p> <p>BUILDING WIDTH: 29.68 FEET X 1.5 44.5 SQFT. CORNER BONUS: X 1.25</p> <p>TOTAL = 55.62 SQFT. 99% OF ALLOWABLE (99% REDUCTION FROM PREVIOUS ARB)</p>
<p>C)</p> 	<p>NUMBER OF SIGNS: 1 SQUARE FOOTAGE: 20.88 SQFT.</p> <p>TOTAL = 20.88 SQFT.</p>	<p>1329.09 C-6 GROUND SIGN, ONE GROUND SIGN NOT TO EXCEED FORTY SQUARE FEET IN AREA AND THE TOP OF THE SIGN SHALL NOT EXCEED TEN FEET IN HEIGHT ABOVE THE SIDEWALK GRADE.</p> <p>TOTAL = 40 SQFT. 52% OF ALLOWABLE AREA</p>

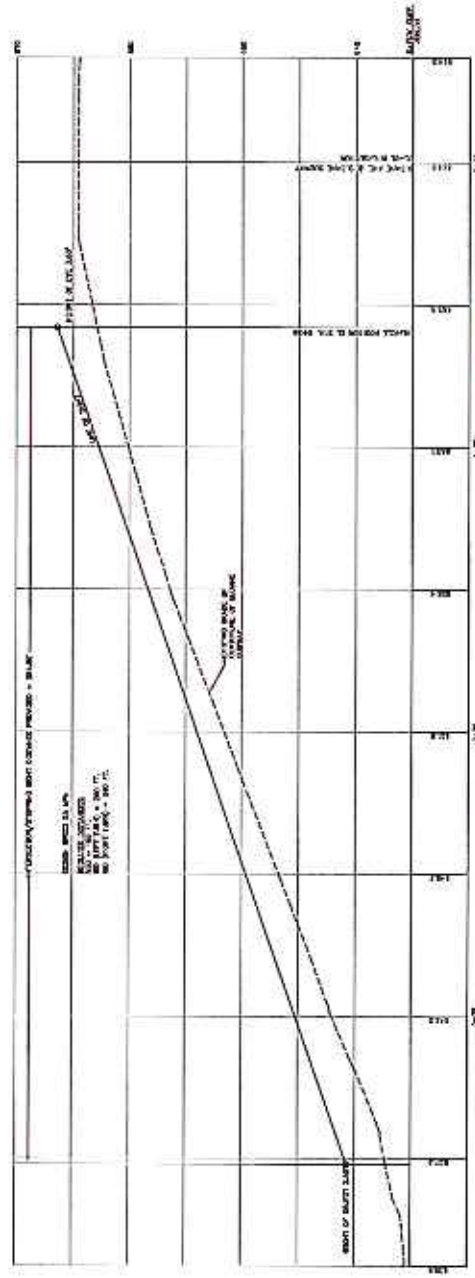






DESIGN SPEED SOURCE: ODOT L&D MANUAL VOLUME 1  
 SECTION 201  
 REV. SEC. 201.2 & 201.3

GRAVITY SLOPE



REV. NO.	DATE	BY	CHKD.	DATE	BY	CHKD.	DATE	BY	CHKD.

STATE OF OHIO  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS

**ABODE LIVING**  
 Clifton Pointe Phase I

CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

**polaris**  
 engineering & surveying, inc.

2400 CHAMBERLAIN ROAD - SUITE 10  
 CLEVELAND, OHIO 44130  
 (216) 421-1111 FAX (216) 421-1112  
 www.polarisinc.com

**SIGHT DISTANCE PLAN**

11028

DATE: 11/01/11  
 DRAWN: J. J. J.

Project	CLIFFTON
Location	CLIFFTON, NJ
Architect	CLIFFTON ARCHITECTS
Client	CLIFFTON TOWNSHIP
Date	10/10/10

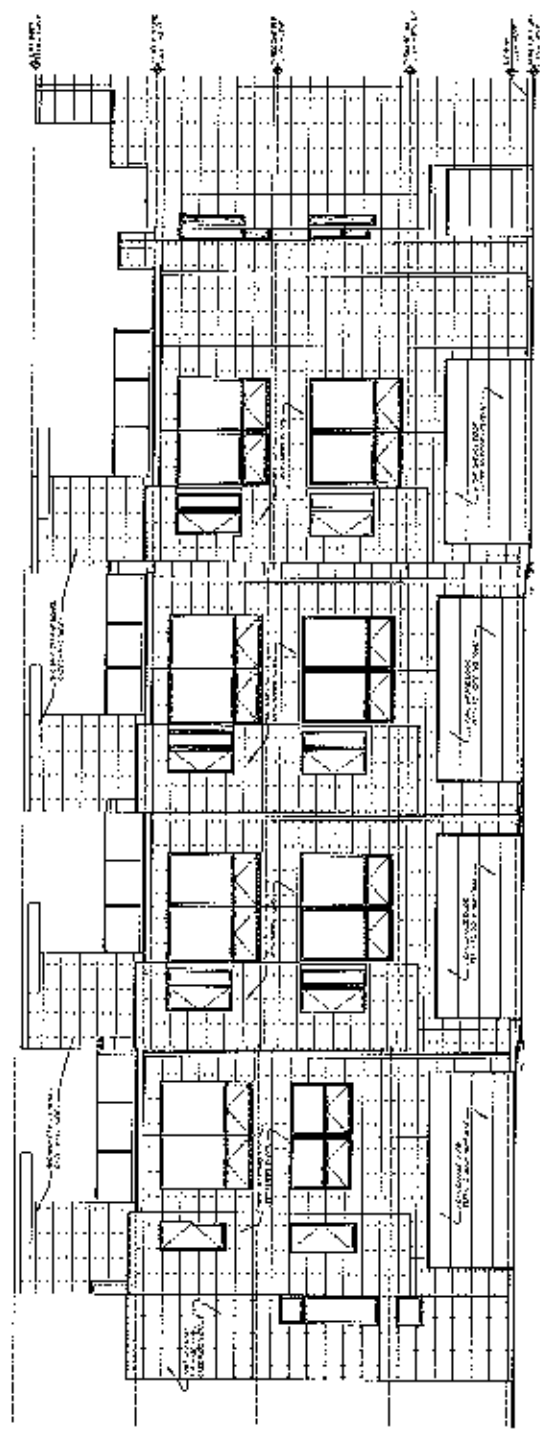
CLIFFTON ARCHITECTS  
1001 ROUTE 100, SUITE 100  
CLIFFTON, NJ 08014  
TEL: 856.771.1111  
WWW.CLIFFTONARCHITECTS.COM

# Clifton Pointe Townhouses Phase II

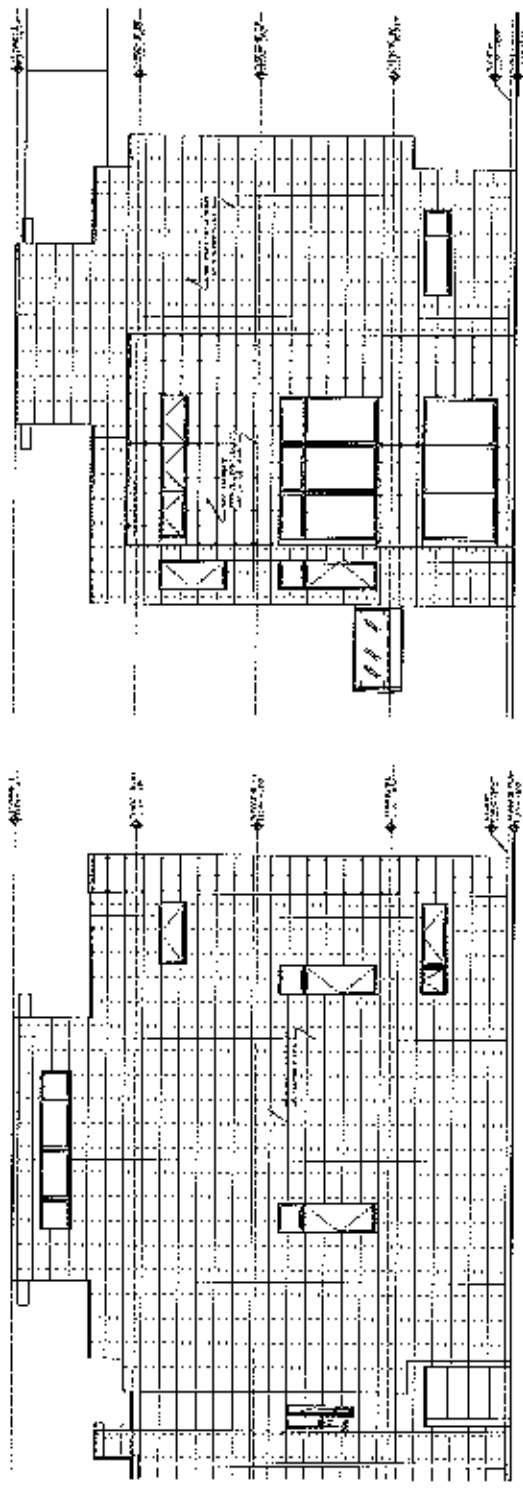
1001 ROUTE 100, SUITE 100  
CLIFFTON, NJ 08014  
TEL: 856.771.1111  
WWW.CLIFFTONARCHITECTS.COM

CLIFFTON

Project	CLIFFTON
Location	CLIFFTON, NJ
Architect	CLIFFTON ARCHITECTS
Client	CLIFFTON TOWNSHIP
Date	10/10/10



CLIFFTON TOWNSHIP

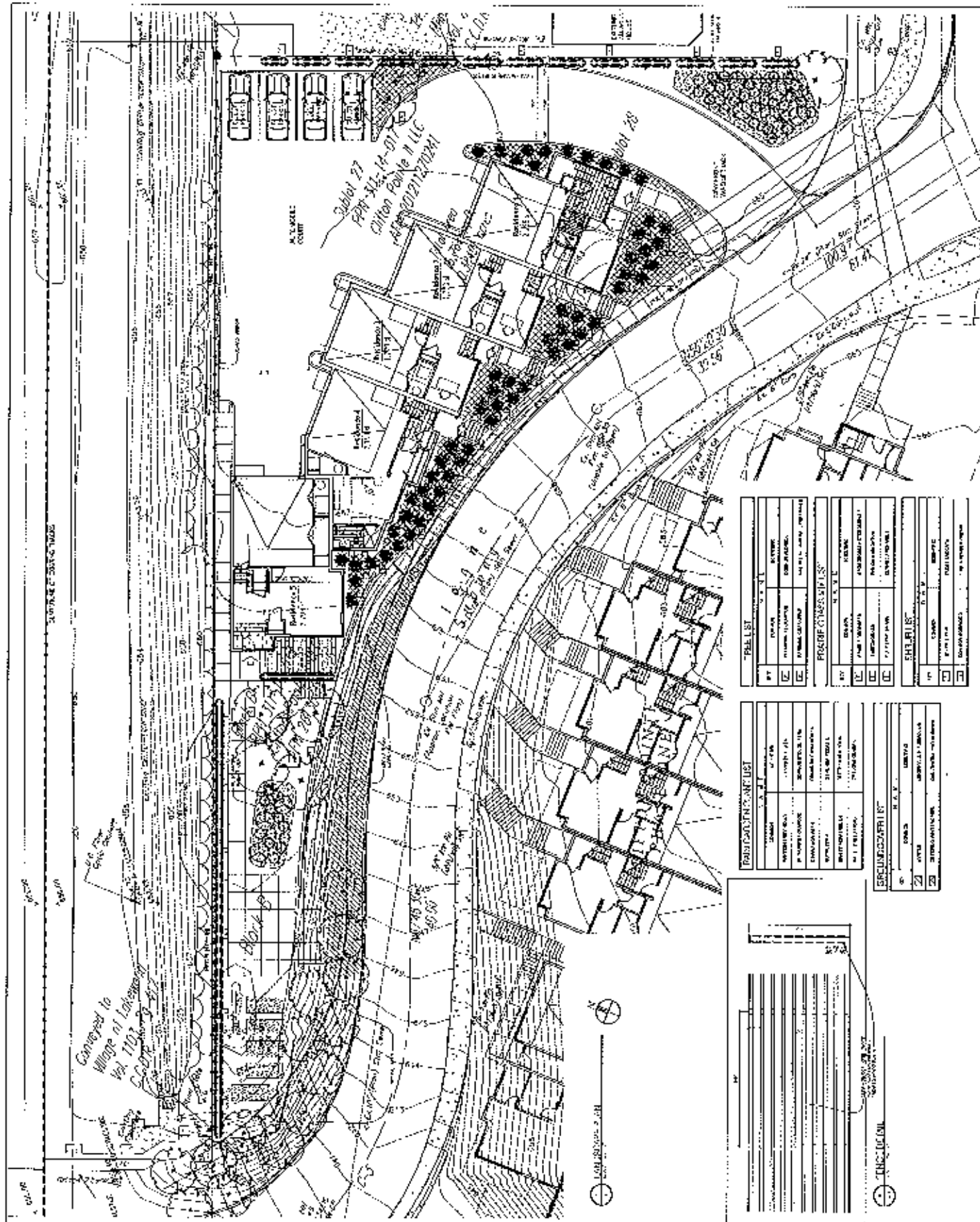


CLIFFTON TOWNSHIP

CLIFFTON TOWNSHIP



107	643043	107
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Retain Street Trees or Re-establish new street trees (Cleveland Select Pear)

Reduce width of curb cut as mid-block curb cuts are highly discouraged in guidelines and wide curb cuts are not pedestrian friendly

Raised brick planters to shield view of parking lot

Provide fence opening for Hixson's emergency egress

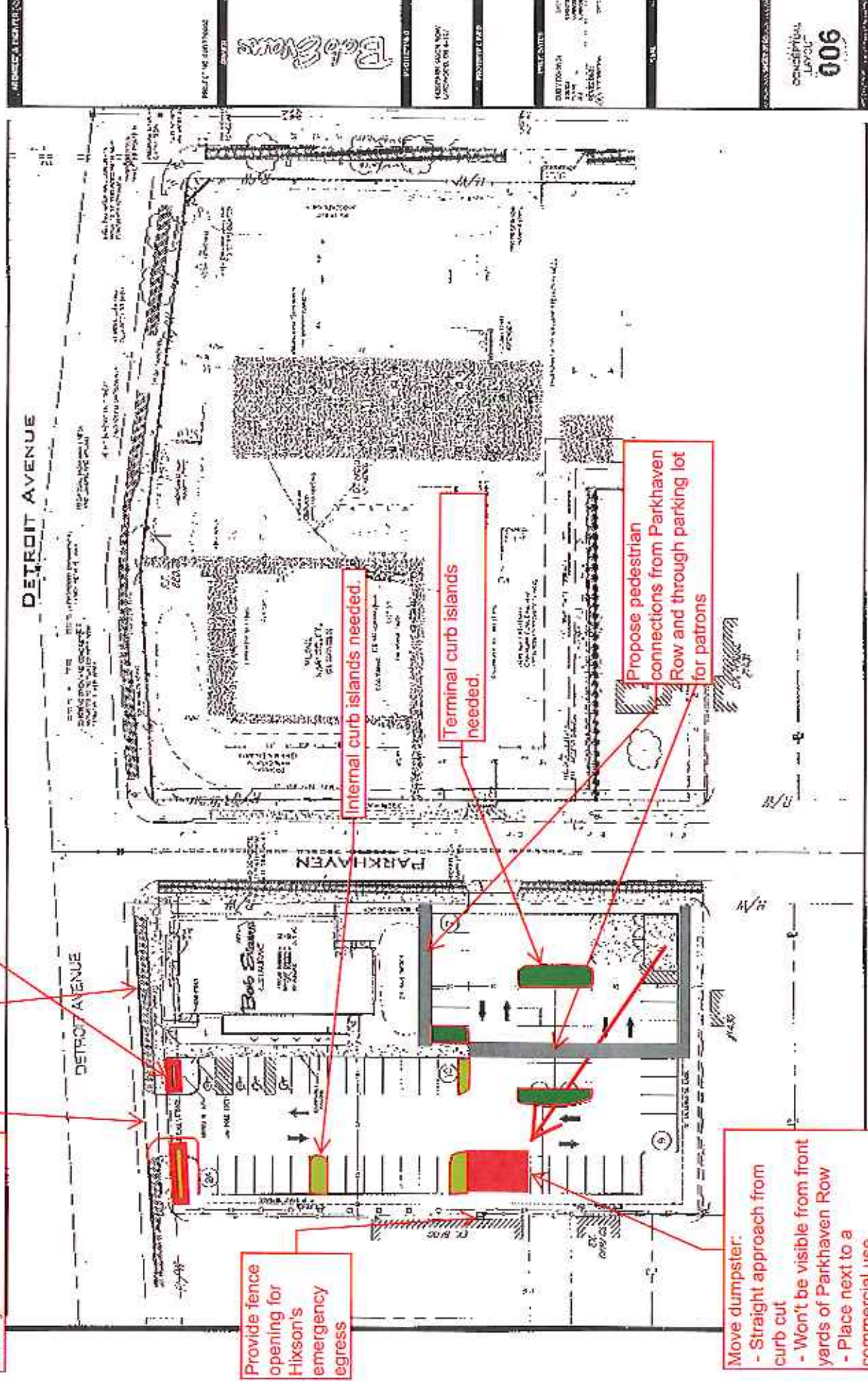
Internal curb islands needed.

Terminal curb islands needed.

Propose pedestrian connections from Parkhaven Row and through parking lot for patrons

Move dumpster:  
- Straight approach from curb cut  
- Won't be visible from front yards of Parkhaven Row  
- Place next to a commercial use

Downtown Lakewood Design Committee  
Bob Evans site design considerations  
6/10/13  
- Comments based on City of Lakewood Commercial Design Guidelines



## Schwarz, Johanna

---

**From:** Sylvester, Bryce  
**Sent:** Thursday, June 13, 2013 11:43 AM  
**To:** 'LCDR@SBCGLOBAL.NET'  
**Cc:** Planning Dept  
**Subject:** RE: The proposed Bob Evans Restaurant on Detroit.

Dear Linda,

Thank you for sending the below email, and for your input in ensuring the applicant includes in their landscape plan adequate buffering on Parkhaven Row. We have printed your email and will provide it for the Board at our meeting tonight.

So you are aware, at the Board's pre-meeting last Thursday, the applicant was specifically asked to increase the number of height of plantings on Parkhaven Row to better shield the residents from the commercial building.

Please call or email me if I can help answer any additional questions.

Regards,  
Bryce Sylvester

Bryce Sylvester, Planner  
Department of Planning & Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
216-529-6635 (Office)

-----Original Message-----

**From:** Planning Dept  
**Sent:** Thursday, June 13, 2013 8:20 AM  
**To:** Siley, Dru; Sylvester, Bryce  
**Subject:** FW: The proposed Bob Evans Restaurant on Detroit.

Johanna Schwarz  
Administrative Assistant II  
Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
(216) 529-6631, (216) 529-5907 ~ fax  
one.lakewoodoh.net

-----Original Message-----

**From:** Linda Cattani [mailto:LCDR@SBCGLOBAL.NET]

Sent: Wednesday, June 12, 2013 9:41 PM  
To: Planning Dept  
Subject: The proposed Bob Evans Restaurant on Detroit.

It's difficult to take the time to write a letter of protest that most probably will fall on the ear of a deaf, tax revenue strapped city; as the futile GetGo hearings attested to.

The difficulty of running a municipal government without viable tax funding is most obvious by driving down Detroit or Madison and counting all of the out-of-business empty dark store fronts.

Does the solution to this problem have to embrace commercial entities that shout discount, bargain, fast-chain-food, cheap, with no plan in place to grow the tax base without damaging the charm and appeal of this community? The West End Project was voted down, a comparable plan will never go forward because of the lack of vision and leadership in this community. To illustrate my point; I can't imagine anyone would want to pay into the hundred's of thousands of dollars for the townhouse project on Detroit (that is by all observation not going forward as planned) because now it is directly next door to a discount Food Mart.

The drive down Detroit is punctuated with crass Dollar stores, too many Pharmacy's, a sore thumb McDonald's and Dunking Donuts, DrugMarts, a 16 pump GetGo and to add to the total visage the threat of yet another chain Restaurant. These commercial establishments are appropriate in a strip mall. Not in a provincial community that is struggling to maintain it's residential-small business based charm and appeal especially on a main street that bisects a community and historically has housed small businesses.

The GetGo and a proposed Bob Evans Restaurant are the two gargoyles that lay at the foot of my street - Parkhaven Row. Concerning the gas station; We were assured fencing and appropriate landscaping would be erected to minimize the aesthetic aberration a gas station is. Mature trees and lilac bushes that had been the visual screen for the grocery store for years were removed and replaced with a low fence that hides nothing. The lights are high and of course are visible making a summer night on the back porch a near dawn experience. The GetGo is like a truck stop. The Bunts Detroit area will be over trafficked by another large commercial business and Parkhaven Row will become captive to all the traffic discouraging future home ownership on this street.

Here's my question; What is the landscaping plan to 'blend' the parking lot and back of a chain restaurant so the property values of the homes on my street remain intact.

A light and sight barrier is most necessary to maintain the marketability and the residential appeal of the street. The last thing I want to see as I look out a living room window is a parking lot, or a dumpster, or a gaudy neon sign or the back of a classless restaurant.

I cannot be in attendance at the meeting on Thursday evening. Please respond to my query by email .  
Thank you,

Linda Cattani  
1441 Parkhaven Row

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# Bob Evans Lakewood ABR Presentation

14115 Detroit Avenue, Lakewood, Ohio



**Bob Evans**  
FARMS®



## Proposed Site



14115 Detroit Avenue, Lakewood, Ohio

**Bob Evans**  
FARMS®



## Proposed Site Photos



14115 Detroit Avenue, Lakewood, Ohio

**Bob Evans**  
FARMS®

## Proposed Site Plan

### Proposed Site Details

- Approximately 0.9 Acres
- Two (2) Access Points
  - Main Entrance on Detroit Ave.
  - Side Entrance on Parkhaven Row (aligning with Get Go entry)
- Parking for 67 Cars with 4 Spaces Designated Handicapped
- Landscaping provided on all 4 sides of the building, including rain garden at rear of building
- Screening provided for the adjacent residential neighbors, existing wall at rear of site (south), new fence on west side
- 4, 274 sf building-seating for 131 guests

14115 Detroit Avenue, Lakewood, Ohio

**Bob Evans**  
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## Site Concerns

Concerns	Responses
<ul style="list-style-type: none"><li>• Screening of adjacent properties</li></ul>	<ul style="list-style-type: none"><li>• Provided screening fence along west property line</li><li>• Provided 10' x260' green space along west property w/(8) trees</li><li>• Provided landscape buffer along southeast corner of Parkhaven Row to screen residential neighborhood.</li><li>• Provided landscape buffer on north west corner to screen site from Detroit Ave.</li></ul>
<ul style="list-style-type: none"><li>• Reduce site access to Parkhaven Row</li></ul>	<ul style="list-style-type: none"><li>• Eliminated entry/exit drive to (1) and aligned with Get Go exit drive</li></ul>
<ul style="list-style-type: none"><li>• Provide more green space off Detroit Ave.</li></ul>	<ul style="list-style-type: none"><li>• Eliminated 2 parking spaces to provide more green space. relocated monument sign to east side of entry drive</li><li>• Pushed building back to gain more planting area at front</li><li>• Slid cooler box back to add more green space (planting area) towards front of building</li><li>• Enhanced landscaping around building</li><li>• Added rain garden to rear, screens rear of building to residents at rear of site</li><li>• Added approximately 9,000 sf of green space to total site</li></ul>
<ul style="list-style-type: none"><li>• Eliminate parking landscape islands</li></ul>	<ul style="list-style-type: none"><li>• Eliminated</li></ul>

**14115 Detroit Avenue, Lakewood, Ohio**

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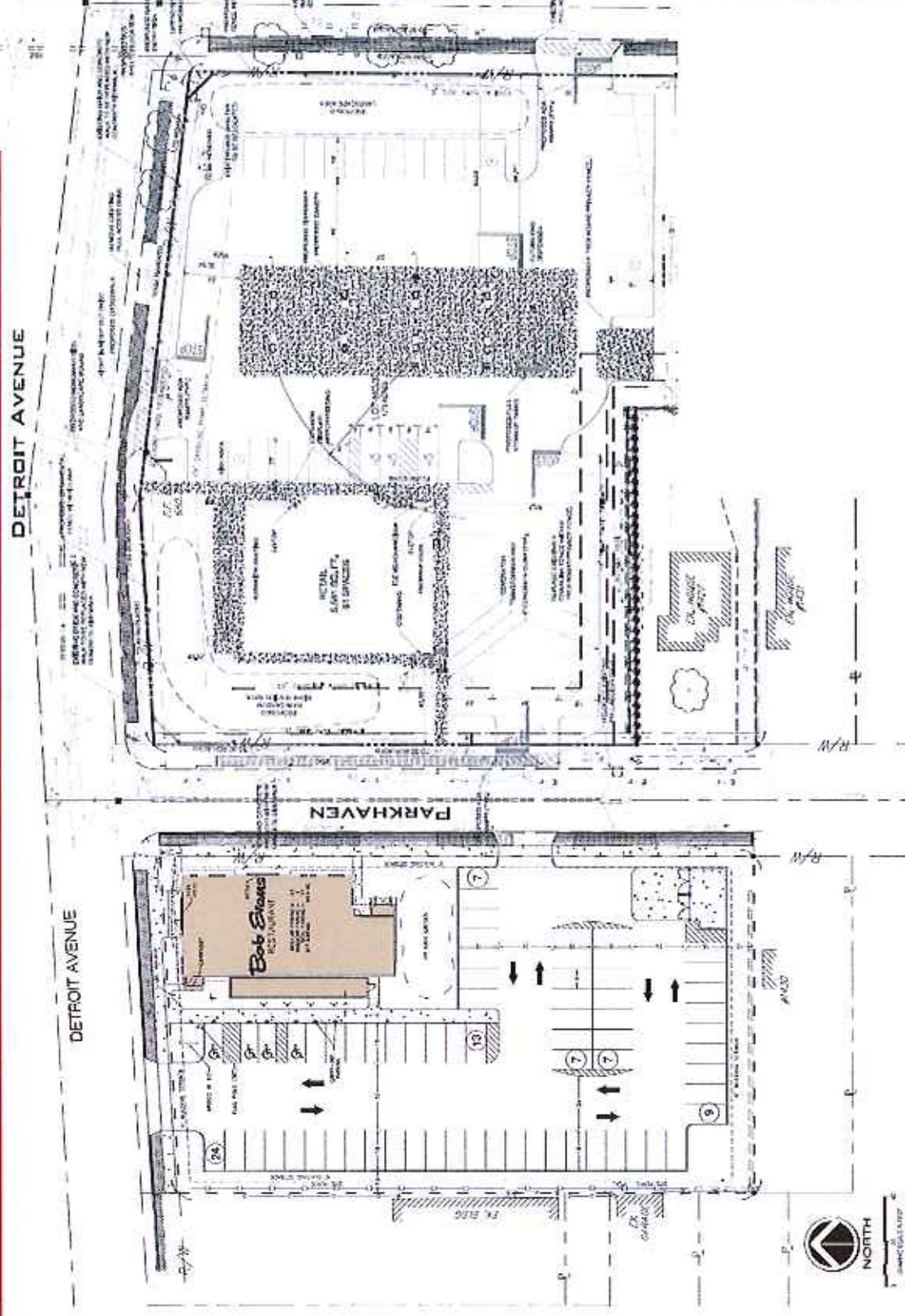
## Site/Building Concerns

Concerns	Responses
<ul style="list-style-type: none"> <li>• Add trees to east property line along Parkhaven Row</li> <li>• Reduce access drive off Detroit Ave.</li> <li>• Building needs to be brick</li> <li>• Concerned with roof line at front Carry-out, very "Ranch style"</li> <li>• Too many materials at Carry-out</li> <li>• Signage is very large, suggested to shrink 30%</li> </ul>	<ul style="list-style-type: none"> <li>• Added (4) trees</li> <li>• Eliminated turning lane</li> <li>• Added brick to main part of building, previously painted fiber cement</li> <li>• Eliminated the brick face (which enhanced "Ranch look") and extended the bronze color to roof line. Minimizes roof line and shift focus to front entry, more contemporary</li> <li>• Clarified that building heights are more in scale to urban street</li> <li>• Eliminated the lighter infill paint color to tone down/simplify front building elevation</li> <li>• Eliminated bronze material above cooler/freezer and added brick, to simplify/reduce materials and textures</li> <li>• Reduced monument sign by 50% to be more in scale with pedestrian traffic along Detroit Ave.</li> <li>• Signage allowable on Front elevation is 67 sf., current sign submission is 56 sf.</li> </ul>

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## Proposed Site Plan



**14115 Detroit Avenue, Lakewood, Ohio**

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## Landscape Plan

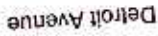
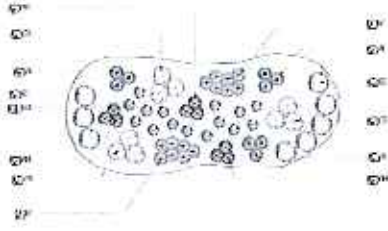


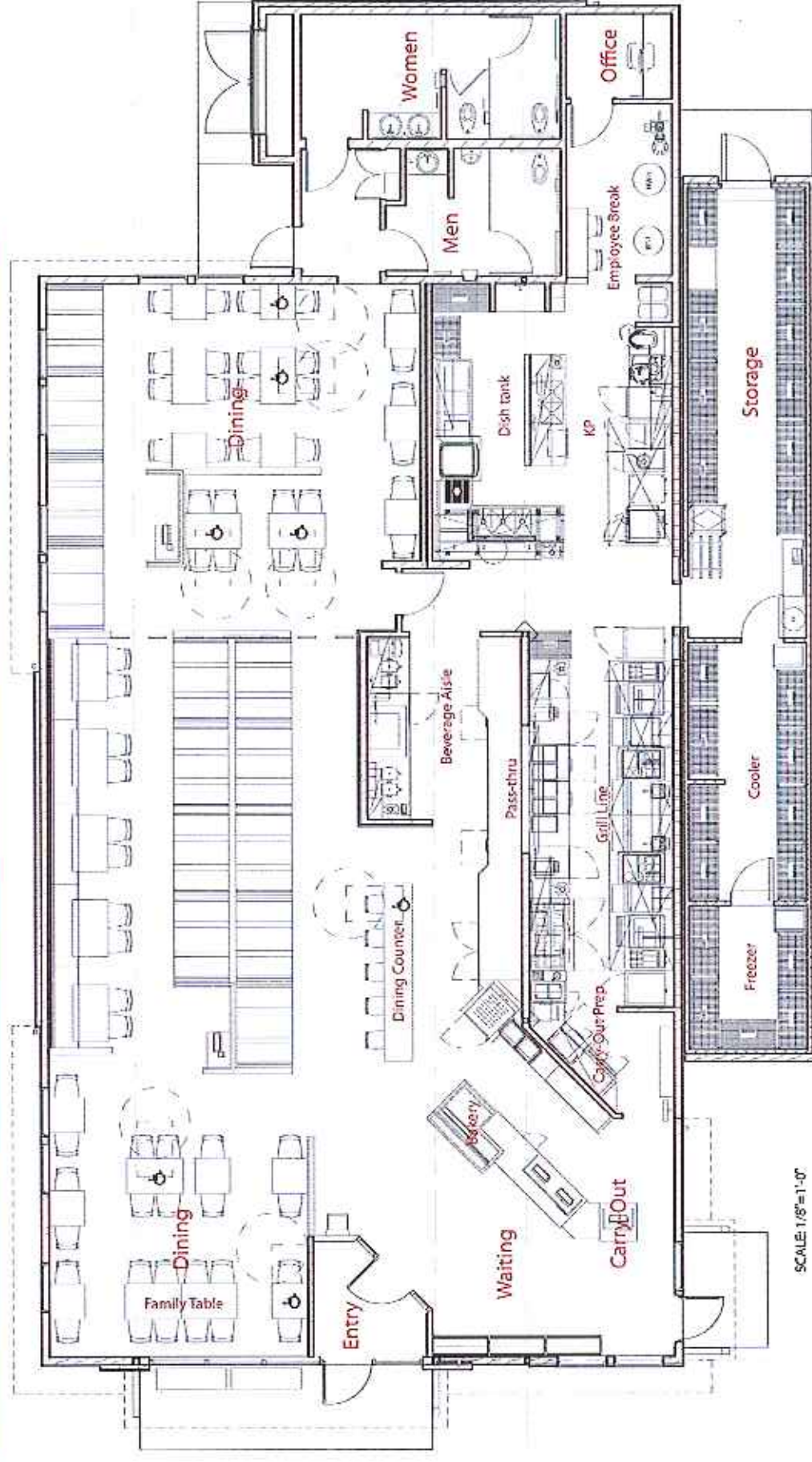
FIGURE 1  
NOT TO SCALE



**14115 Detroit Avenue, Lakewood, Ohio**

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# Interior Layout



14115 Detroit Avenue, Lakewood, Ohio

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## Perspective from Corner Detroit and Parkhaven Row



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## Perspective from West Detroit

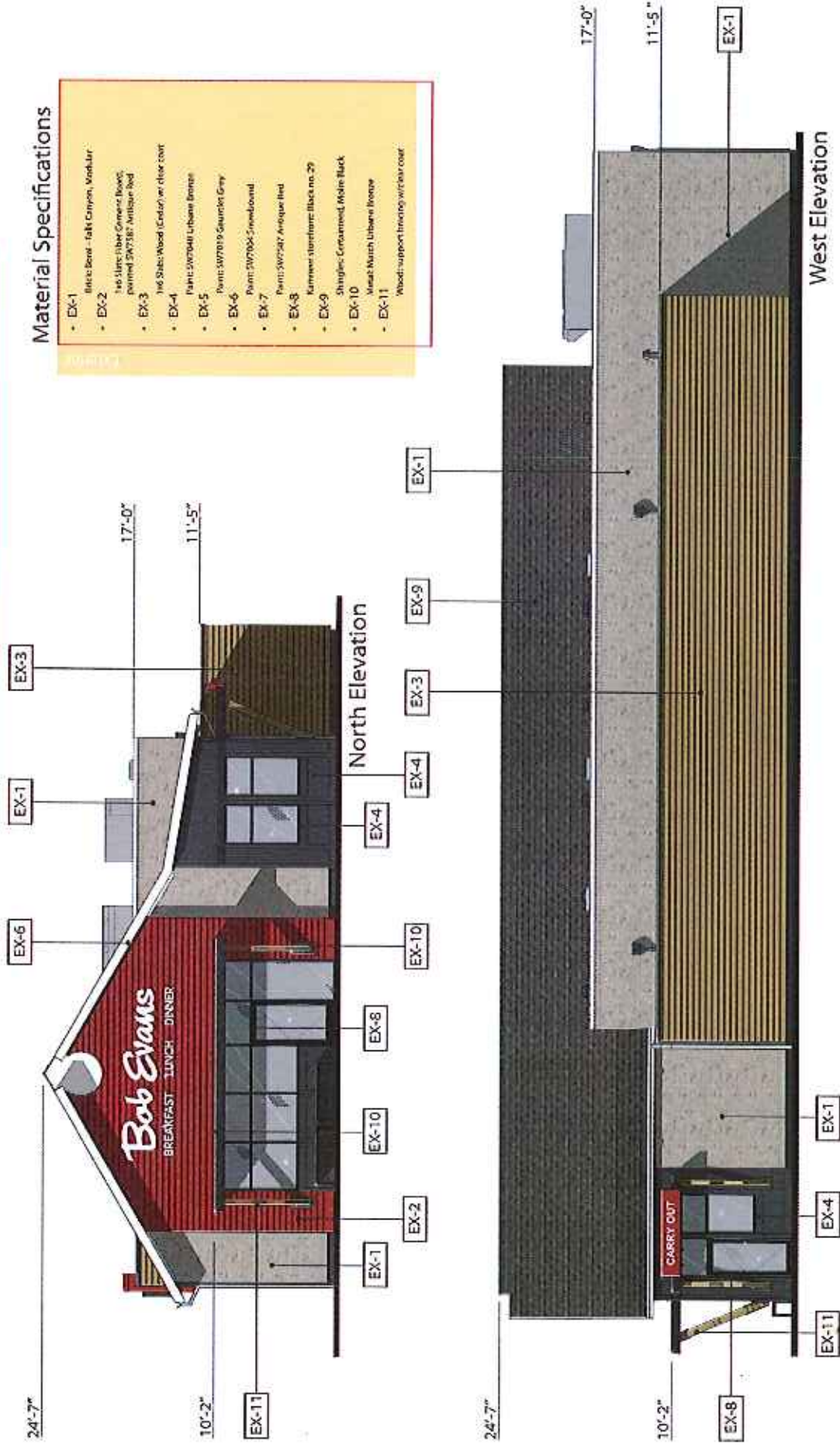


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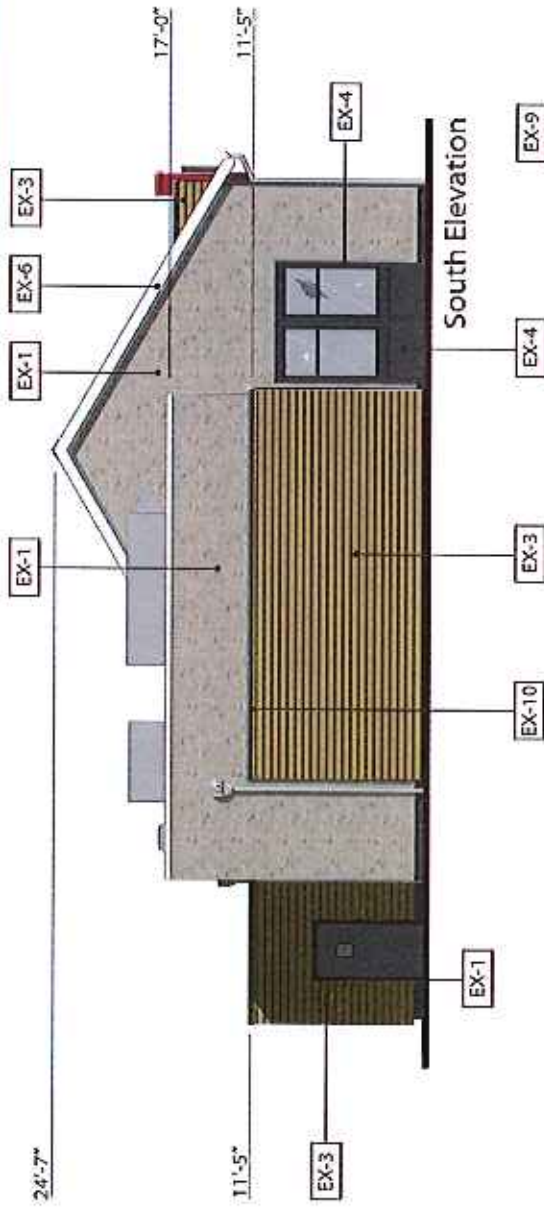
# North & West Elevations



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# South & East Elevations



## Material Specifications

- EX-1 Brick Bond - Rich Canyon, Modular
- EX-2 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-3 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-4 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-5 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-6 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-7 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-8 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-9 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-10 Tan Slate Fiber Cement Board, random 24"x36" Antique Red
- EX-11 Tan Slate Fiber Cement Board, random 24"x36" Antique Red



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# Finishes/Materials



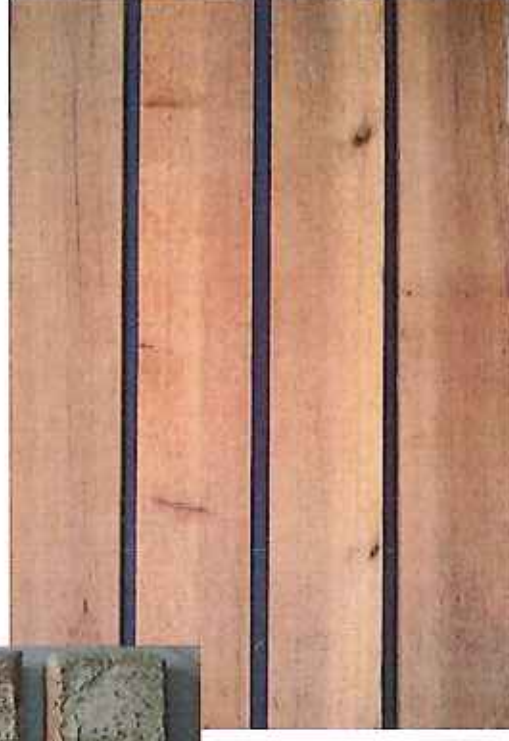
Shingles



Brick



Paint



Cedar Siding

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# Site Amenities



## Fibron Fencing— for a Carefree Outdoor Lifestyle

- Low maintenance—never needs staining or painting
- Available in three, rich multi-chromatic colors (Coastal Cedar, Pacific Redwood and Weathered Pine)
- Heavy ambossing for realistic wood grain texture
- Easy traditional assembly, no brackets
- Durable—backed by a limited warranty.
- Environmentally-friendly—made with 84% recycled content



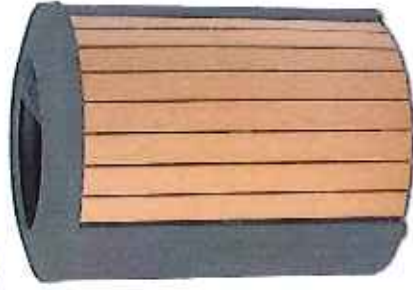
www.fibronfencing.com 1-800-373-8947

Fibron fencing is the first fencing to help give you the best of both worlds: the best of wood and the best of composite fencing. Think about what an ideal wood fence would be. Now think about what a composite fence would be. I bet you can see why you're interested in Fibron fencing. Fibron fencing is designed to give you the warmth and beauty of a traditional wood privacy fence without the maintenance of a wood fence.

Fibron composite technology incorporates beautiful, natural wood looking multi-colored colors to produce a low maintenance fence with enduring beauty. Fibron fencing is made of 84% recycled plastic, lumber and weather-resistant fibers. Unlike traditional wood fencing, when it rains, it will never rot, it will never warp, it will never splinter, it will never need to be painted or stained. As an added benefit, Fibron fencing is produced with 84% recycled content which makes it environmentally friendly as well.



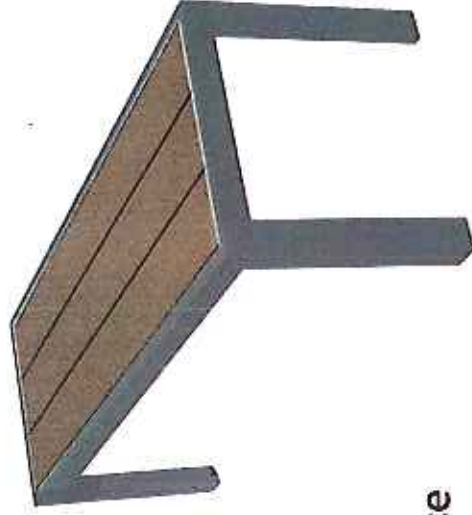
## Screen fence



## Trash Can



## Site Light



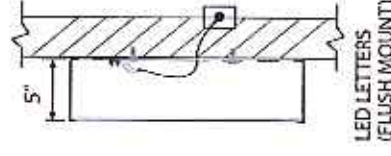
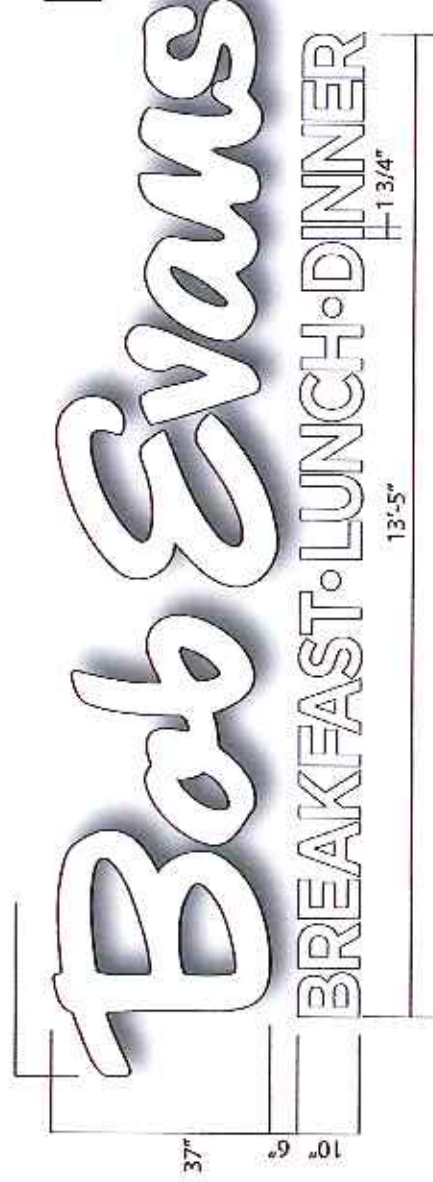
## Bench

141115 Detroit Avenue, Lakewood, Ohio

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## Front Building Sign



Install new BE44 Flush Mount & new B-L-D 10" ARCHED  
White acrylic faces  
White Agi-light LEDs.  
1" Duranodic Bronze trim cap  
Duranodic Bronze returns.

FACE OF BUILDING

PLAN VIEW

14115 Detroit Avenue, Lakewood, Ohio

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## Side Building sign

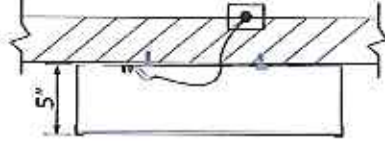


12' -5 1/8"

Bob Evans

31"

Install new BE34 Flush Mount  
White acrylic faces  
White Agi-light LEDs.  
1" Duranodic Bronze trim cap  
Duranodic Bronze returns.

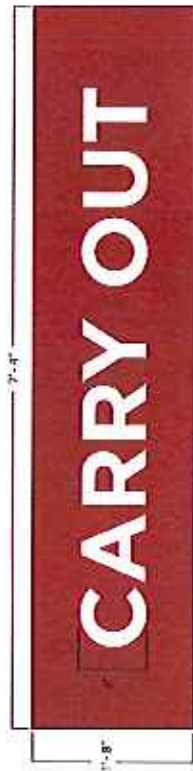


LED LETTERS  
(FLUSH MOUNT)

14115 Detroit Avenue, Lakewood, Ohio

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## Monument Sign



install new LED illuminated carry out sign to canopy.  
White push-through letters on SV7387 antique red metal face.



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Install new M20 @ 5'-6" OAF with a 2' x 6" Readerboard  
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Brick base is Borl Brick, Falls Canyon modular provide and install by GC.  
6" Standard font - 262 Characters  
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14115 Detroit Avenue, Lakewood, Ohio

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# Board of Building Standards

## Architectural Board of Review

## Sign Review Board

June 2013



14203 Madison Avenue



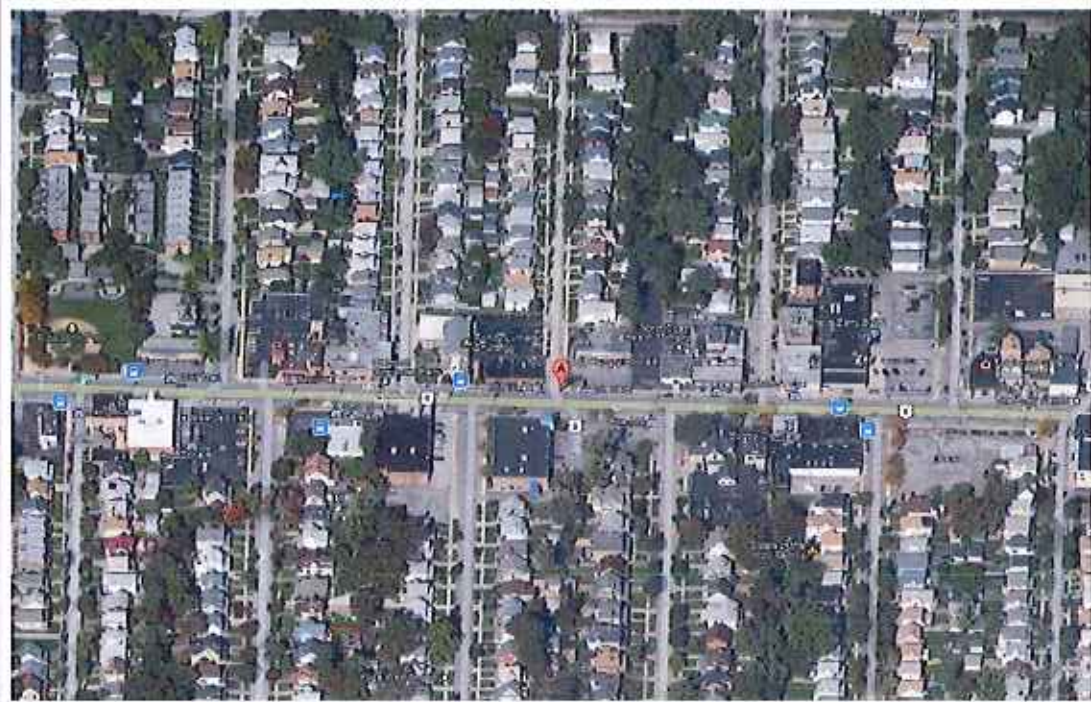


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July 2015

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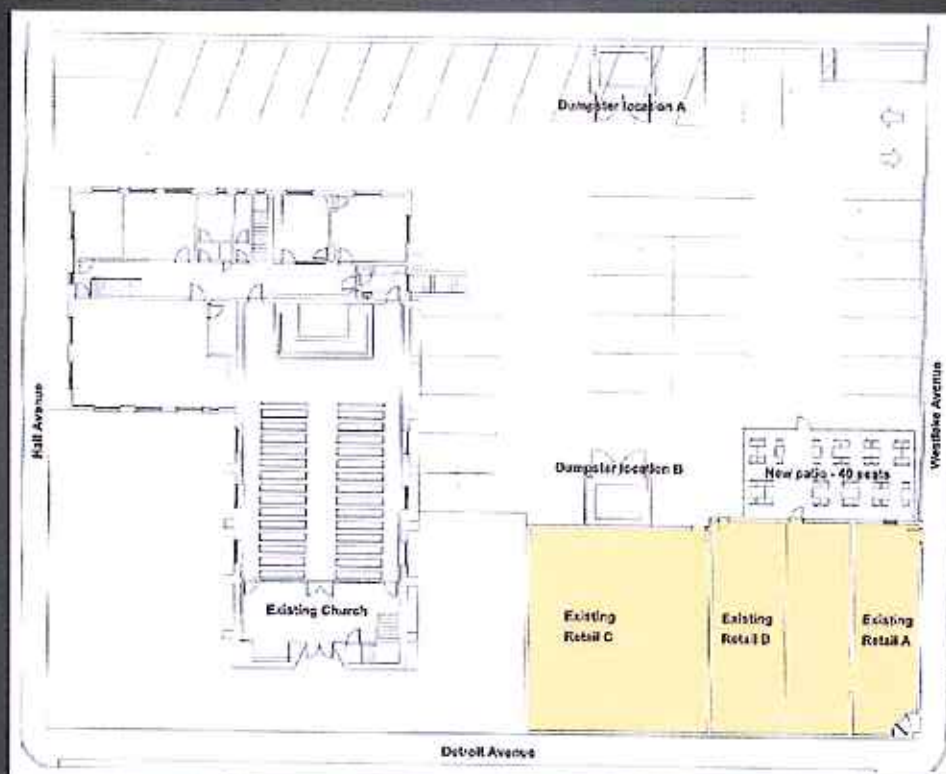




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16300 Detroit Avenue



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16300 Detroit Avenue



#### S9 - Storrs

The height of simplicity, this fence with smooth top rail has been modified so that pickets do not extend through the bottom rail.



Patio railing and gate details



Patio furniture



16300 Detroit Avenue  
Lakewood, Ohio 44122

16300 Detroit Avenue

#### Patio furniture



Lighting



Shrubs and planters



16300 Detroit Avenue  
Lakewood, Ohio 44122

16300 Detroit Avenue



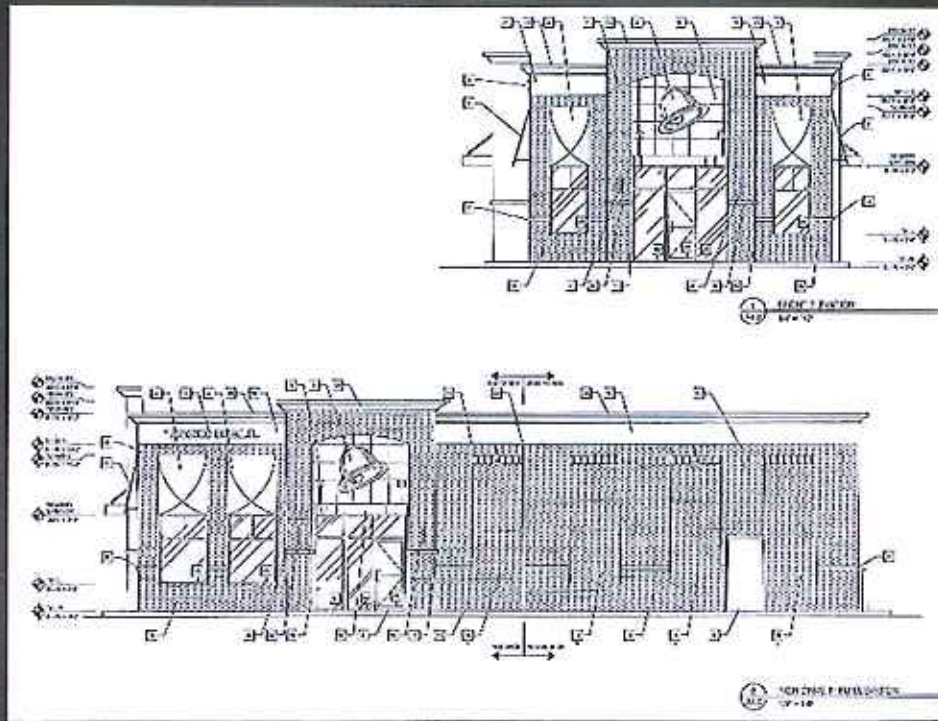


15500 Detroit Avenue



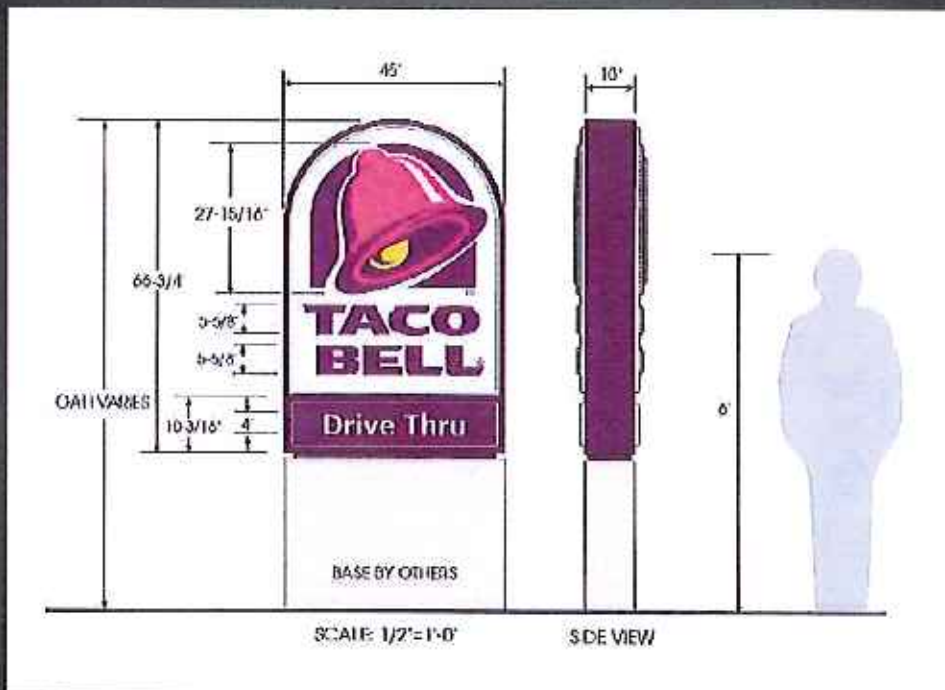
15500 Detroit Avenue





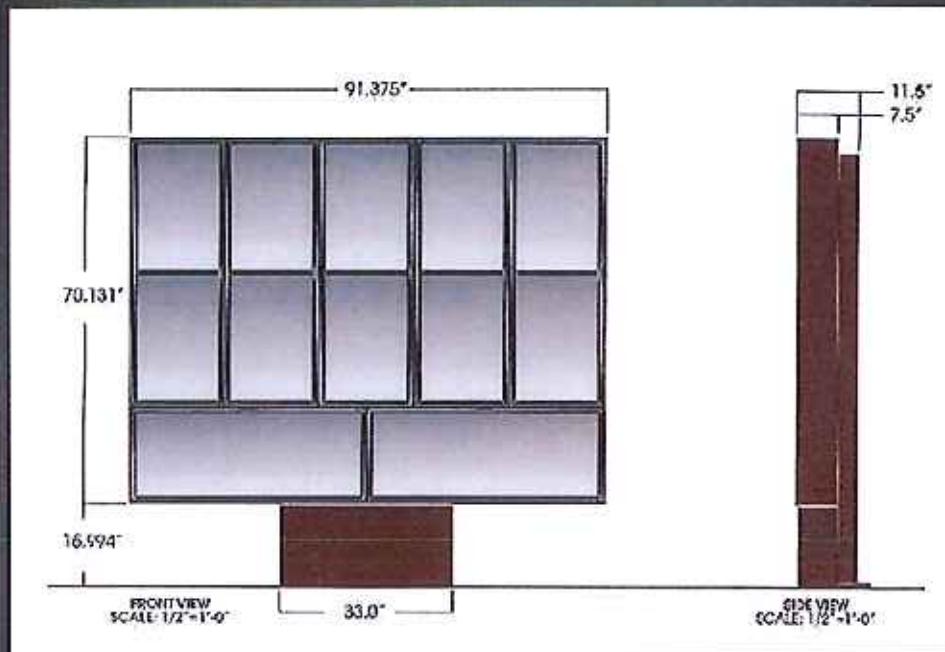
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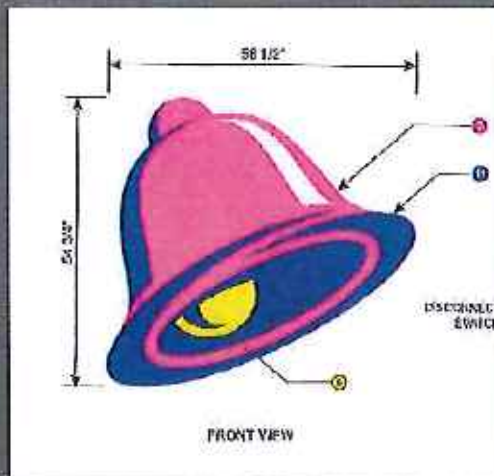


15500 Detroit Avenue

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15500 Detroit Avenue





18828 Sloane Avenue



18828 Sloane Avenue





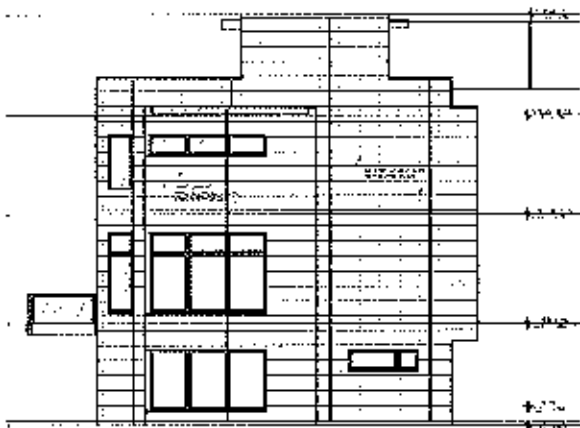
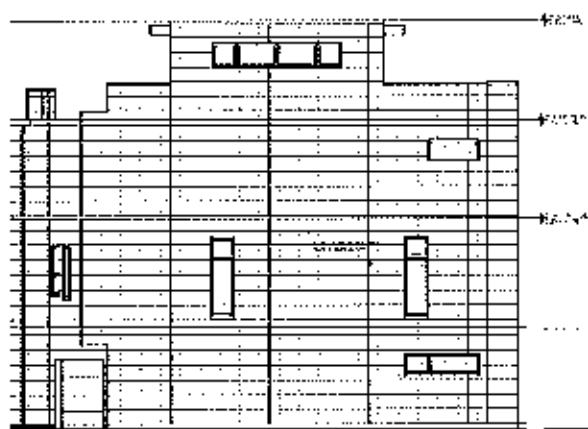
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CHIO

18828 Sloane Avenue

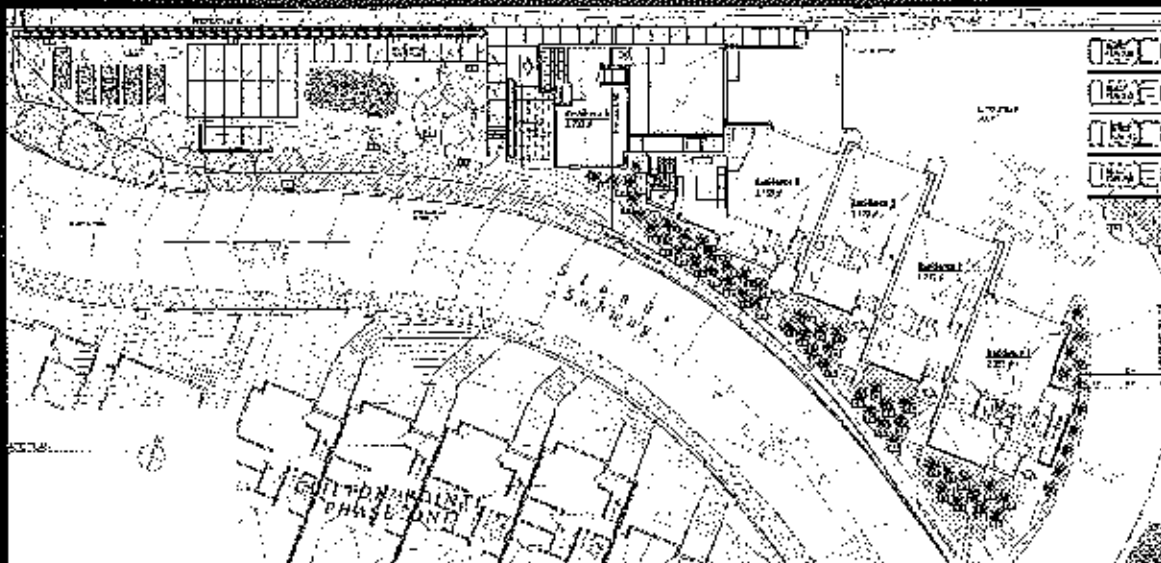


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18828 Sloane Avenue



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1382 Arthur Road



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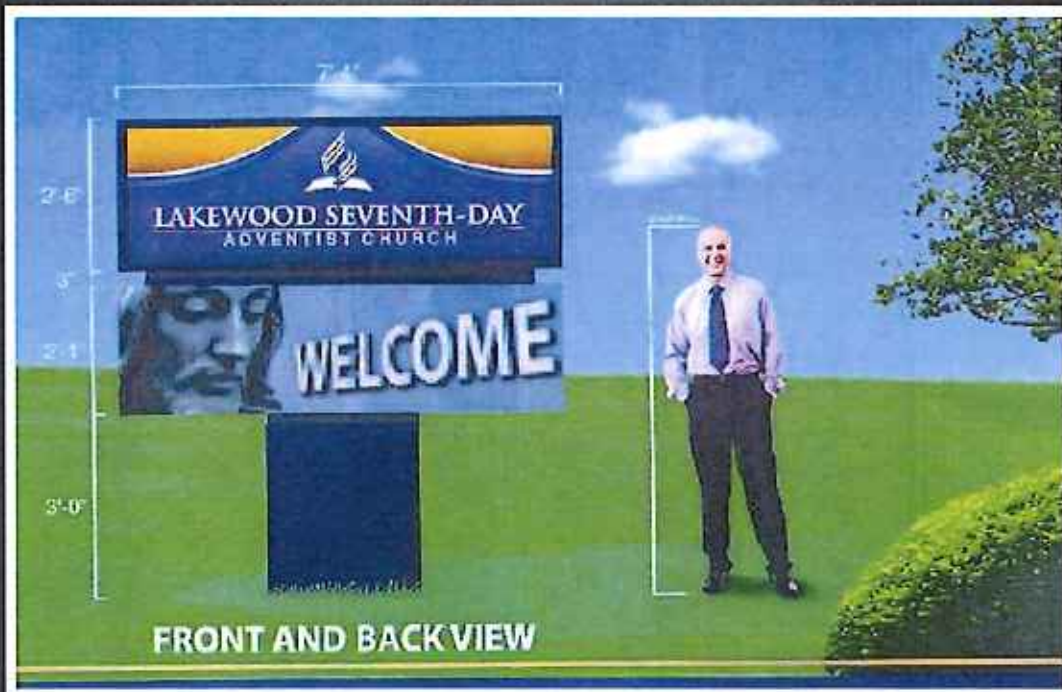
1382 Arthur Road





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EST. 1988

14203 Madison Avenue



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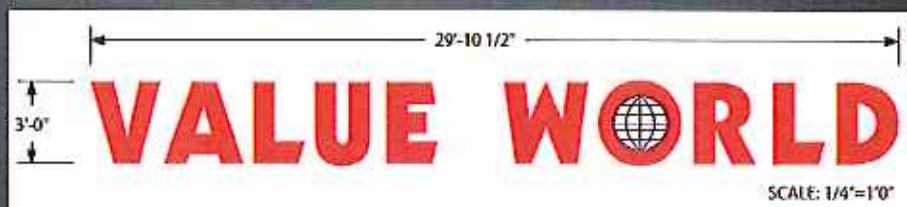
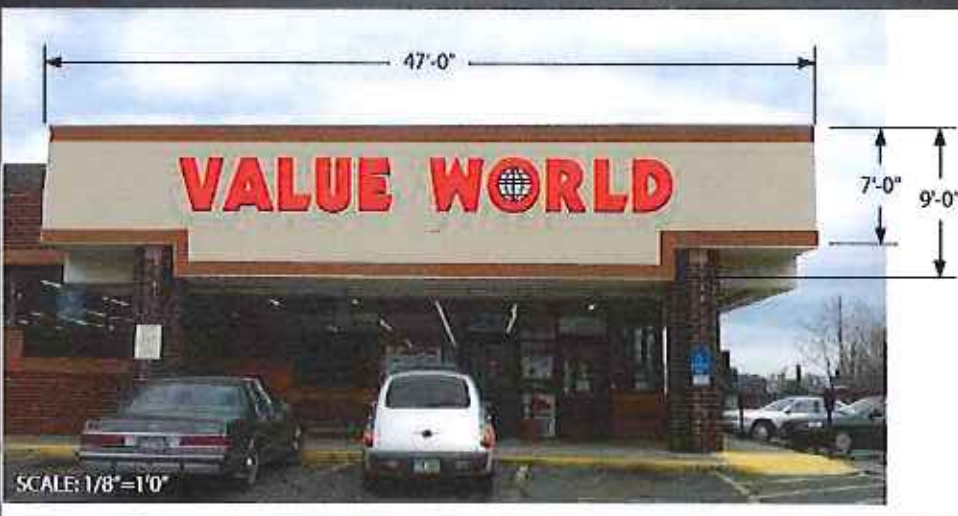
11900 Detroit Avenue





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CHIO

11900 Detroit Avenue



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CHIO

11900 Detroit Avenue



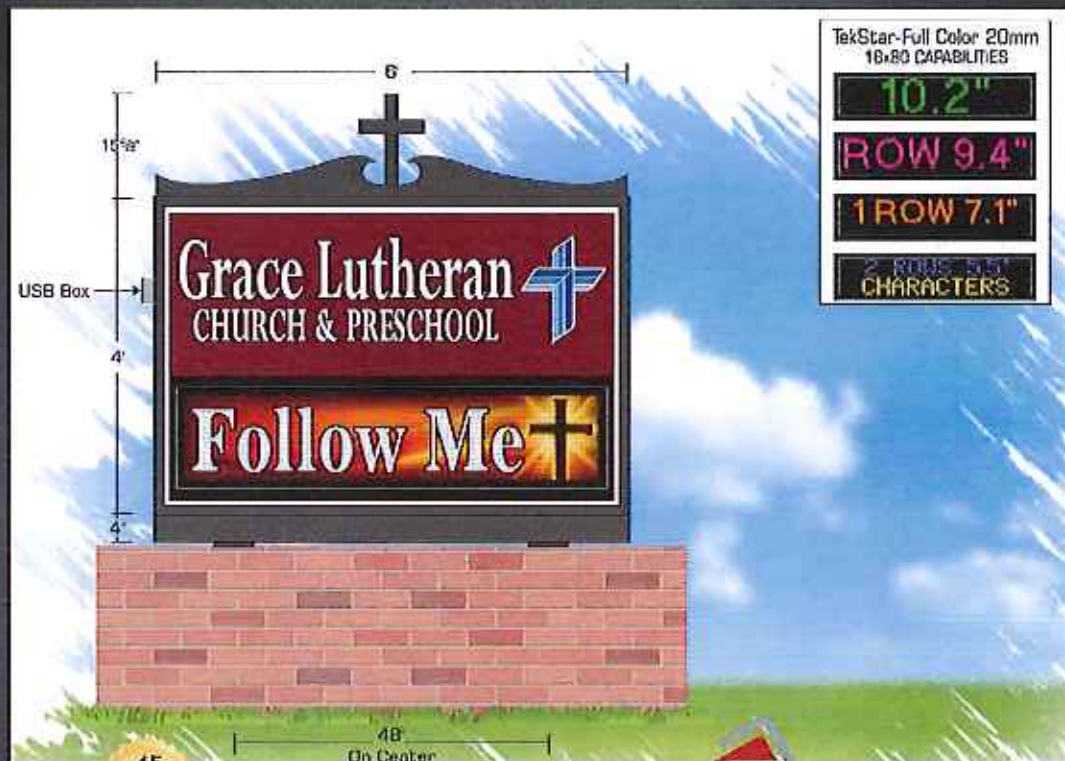


15527 Madison Avenue



13030 Madison Avenue





13030 Madison Avenue



14621 Detroit Avenue





**LAKWOOD**  
OHIO  
ARTS AND MUSIC

14621 Detroit Avenue

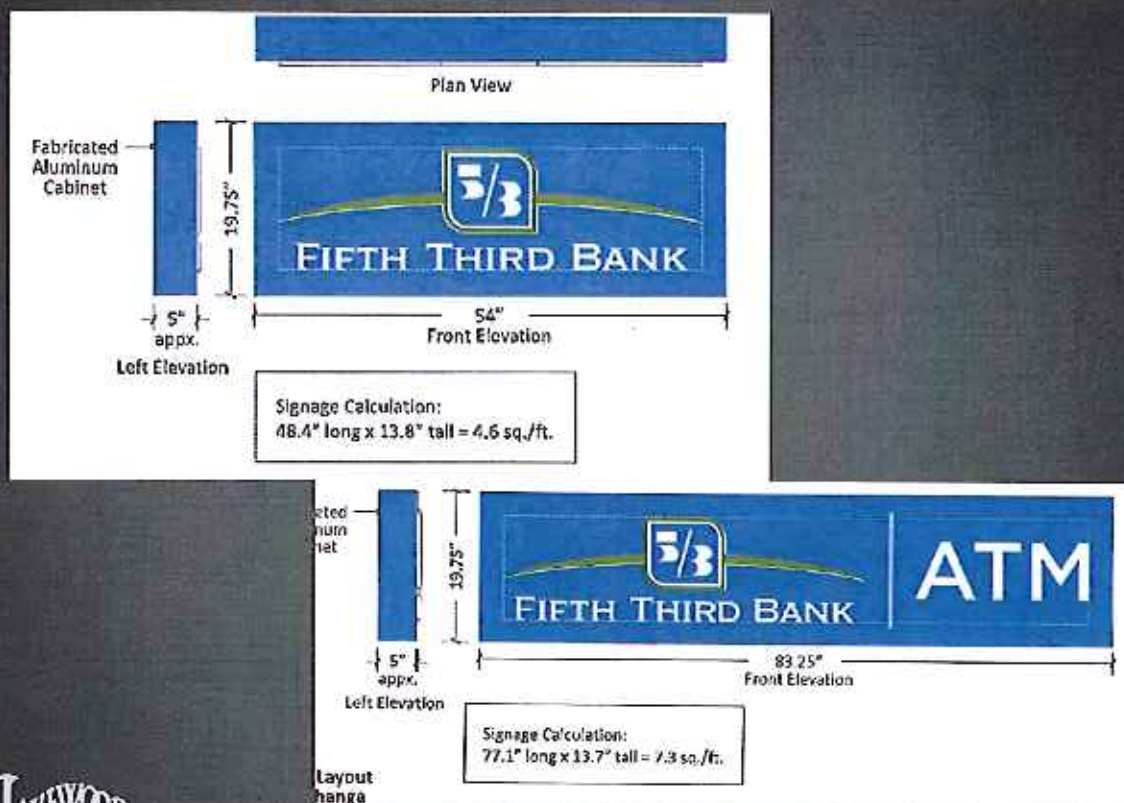


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OHIO  
ARTS AND MUSIC

14621 Detroit Avenue



14621 Detroit Avenue



14621 Detroit Avenue





**LAKWOOD**  
CHIO

12700 Lake Avenue



**LAKWOOD**  
CHIO

12700 Lake Avenue





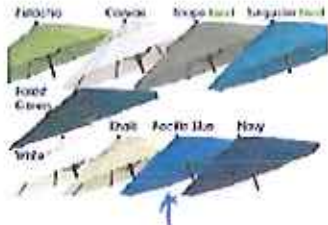
**LAKWOOD**  
**CHIO**  
The Lakewood Chio Building  
2014-2015

12700 Lake Avenue



**LAKWOOD**  
**CHIO**  
The Lakewood Chio Building  
2014-2015

12700 Lake Avenue



LAKESWOOD  
OHIO

12700 Lake Avenue  
Lakewood, Ohio 44122

12700 Lake Avenue



LAKESWOOD  
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16918-28 Detroit Avenue  
Lakewood, Ohio 44122

16918-28 Detroit Avenue





**LAKWOOD**  
CHIC  
A Division of

16918-28 Detroit Avenue



**LAKWOOD**  
CHIC  
A Division of

16918-28 Detroit Avenue



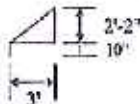


**LAKEWOOD**  
CHIO

16918-28

16918-28 Detroit Avenue

Standard Style Storefront Awning  
1 @ 10'-6" w x 3'-7" d x 3'-7" p  
1 @ 17'-0" w x 3'-7" d x 3'-7" p  
1 @ 21'-2" w x 3'-7" d x 3'-7" p



16910-16926 DETROIT AVENUE



Awning to be installed to wood above window

16915-16926 DETROIT AVENUE

Standard Style Storefront Awning  
4 @ 9'-0" w x 2'-5" d x 3'-7" p

**LAKEWOOD**  
CHIO

16918-28

16918-28 Detroit Avenue



BOOTH'S		STATE FARM	
BOOTH'S 7' X 13'5" - 131 SQ. FT.		STATE FARM 7' X 13' - 131 SQ. FT.	
LAKWOOD ANTIQUE MALL	EL CARCINERO	EL CARCINERO	EL CARCINERO
LAKWOOD ANTIQUE MALL 7' X 13'5" - 131 SQ. FT.	EL CARCINERO 7' X 13'5" - 131 SQ. FT.	EL CARCINERO	EL CARCINERO
SUPER CHANGO TIGUERIA	EL CARCINERO	EL CARCINERO	EL CARCINERO
SUPER CHANGO TIGUERIA 7' X 13'5" - 131 SQ. FT.	EL CARCINERO 7' X 13'5" - 131 SQ. FT.	EL CARCINERO	EL CARCINERO



16918-28 Detroit Avenue



2192 Glenbury



LAKWOOD  
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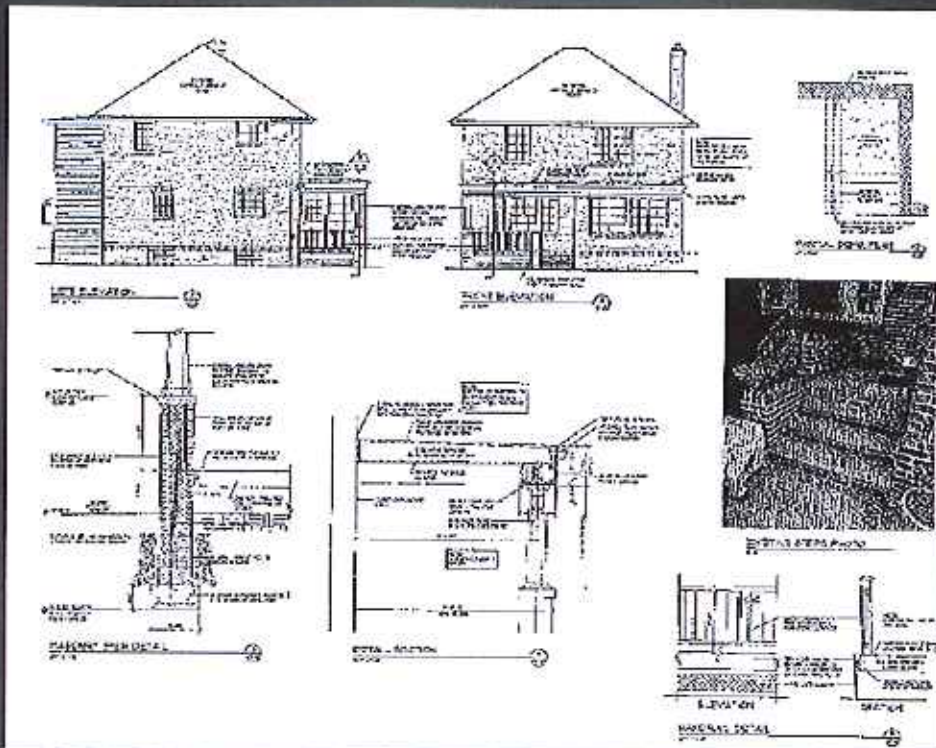
2192 Glenbury



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2192 Glenbury





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2192 Glenbury



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15527 Madison Avenue





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OHIO

15527 Madison Avenue



LAKWOOD  
OHIO

15527 Madison Avenue





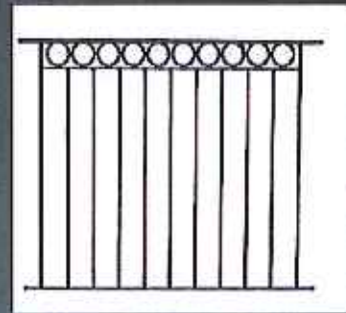
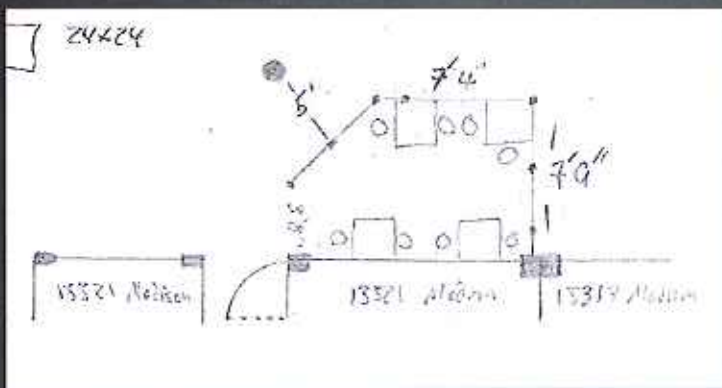
**LAKWOOD**  
CHIO  
PHOTO 2002

13321 Madison Avenue



**LAKWOOD**  
CHIO  
PHOTO 2002

13321 Madison Avenue



LAKWOOD  
OHIO

13321 Madison Avenue



LAKWOOD  
OHIO

13991 Edgewater





LAKWOOD  
OHIO

440.333.2211

13991 Edgewater



LAKWOOD  
OHIO

440.333.2211

13991 Edgewater

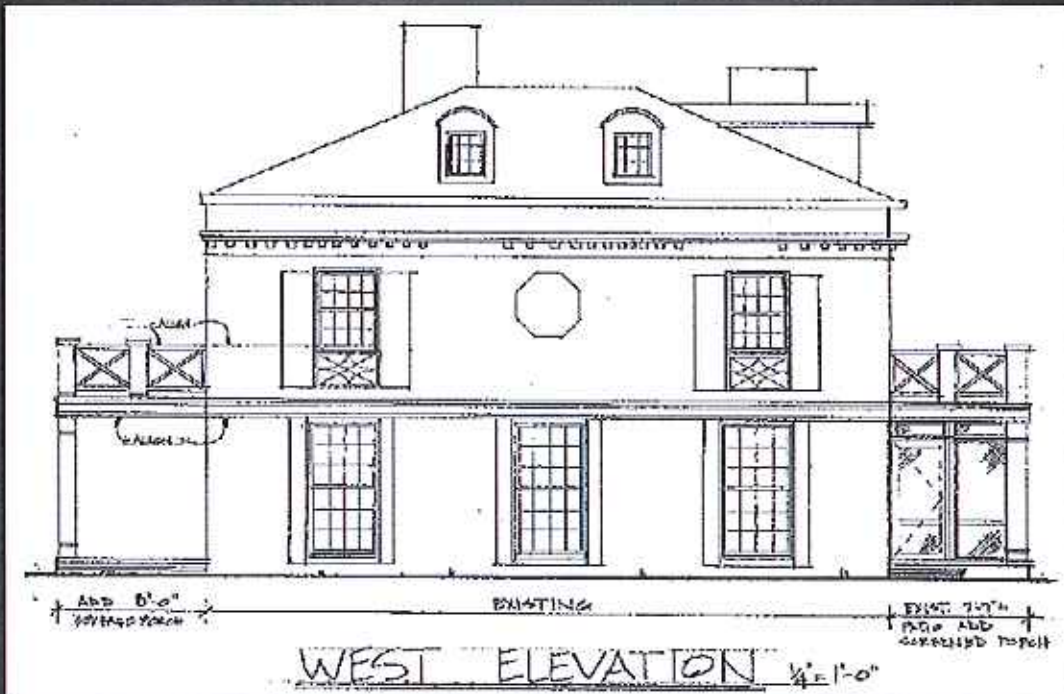




LAKWOOD  
CHIO

2011-2012

13991 Edgewater

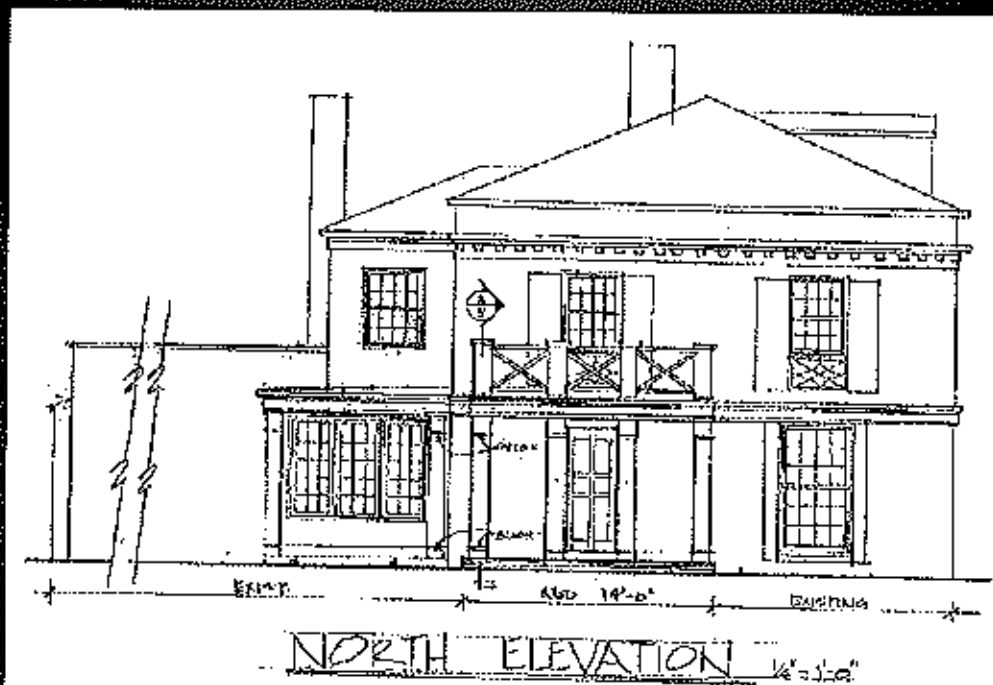


LAKWOOD  
CHIO

2011-2012

13991 Edgewater





**LAKEWOOD**  
CHICAGO

**13991 Edgewater**



**LAKEWOOD**  
CHICAGO

**13991 Edgewater**



LAKWOOD  
OHIO

11721 Franklin Avenue



LAKWOOD  
OHIO

11721 Franklin Avenue





**LAKESWOOD**  
CHICAGO

11721 Franklin Avenue



**LAKESWOOD**  
CHICAGO

11721 Franklin Avenue



11721 Franklin Avenue



11721 Franklin Avenue







**Inn The Doghouse current parking lot**



**11721 Franklin Avenue**



**11727 Franklin's vinyl fencing and trees**



**11721 Franklin Avenue**





**11727 Franklin's fence and tree line**



44115-1200

**11721 Franklin Avenue**



**Wooden fence owned by neighbor at 1567 Coutant**



44115-1200

**11721 Franklin Avenue**



LAKWOOD  
CHIO

14115 Detroit Avenue



LAKWOOD  
CHIO

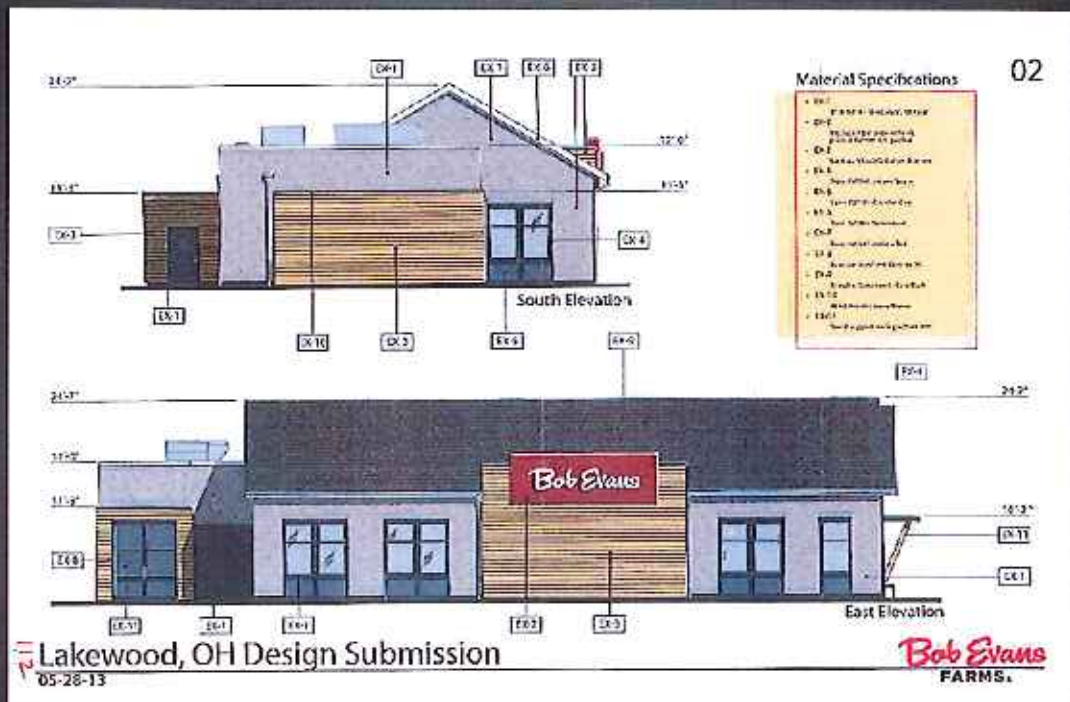
14115 Detroit Avenue





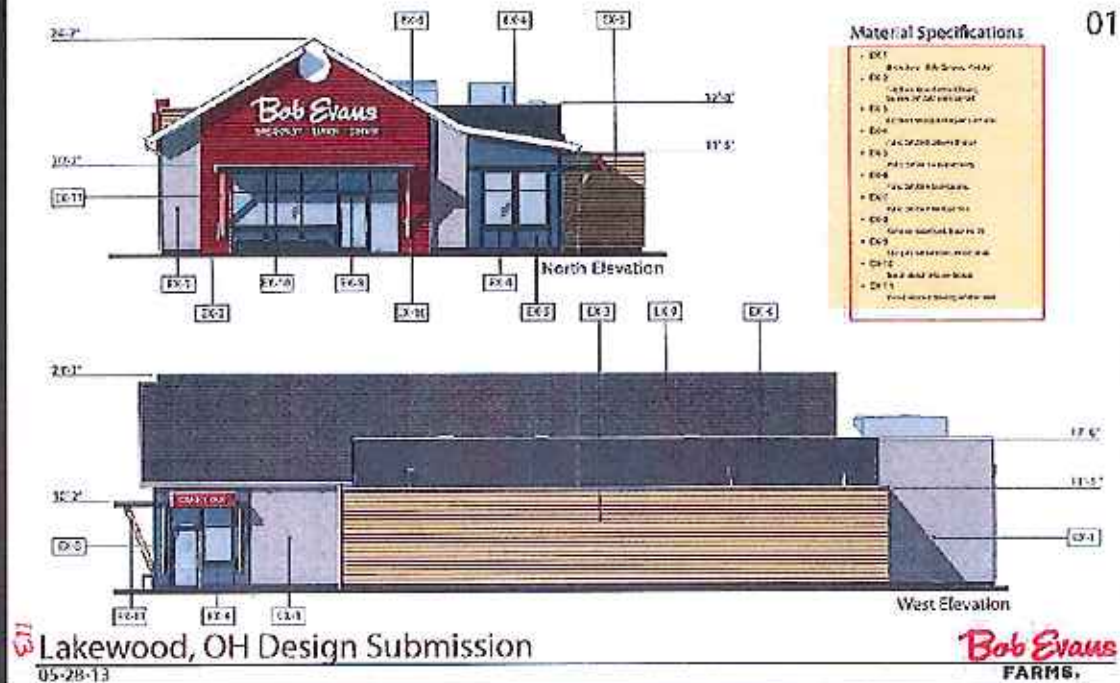
Lakewood  
OH

14115 Detroit Avenue

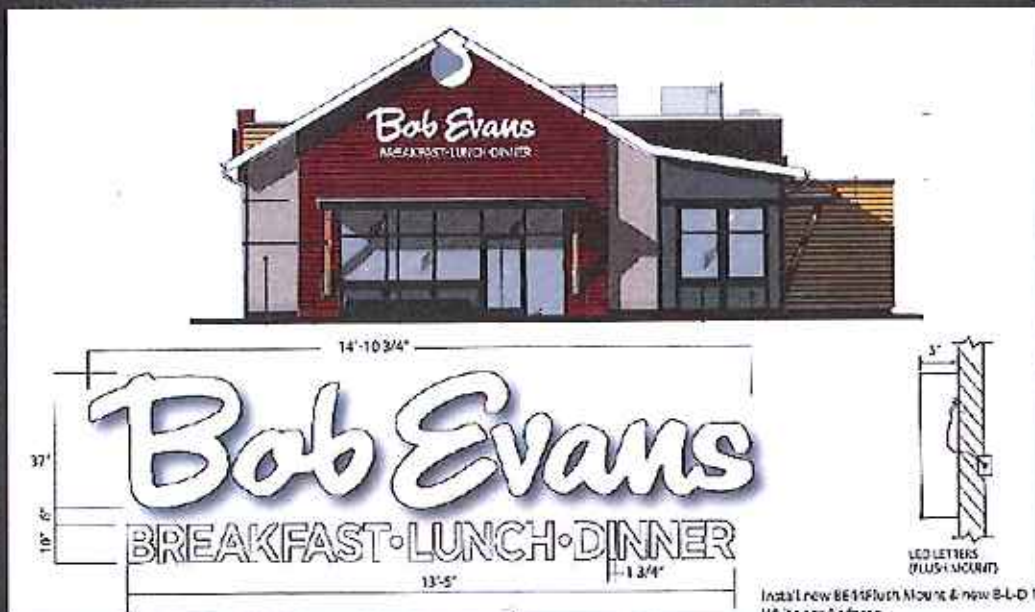


Lakewood  
OH

14115 Detroit Avenue



14115 Detroit Avenue



14115 Detroit Avenue





12'-5 1/8"

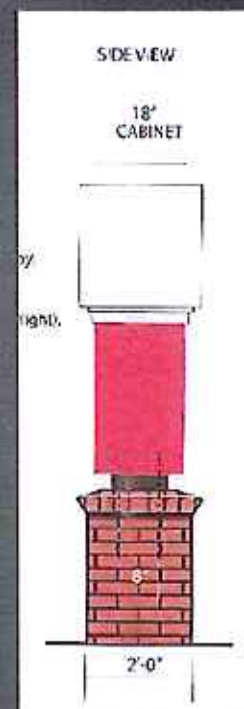
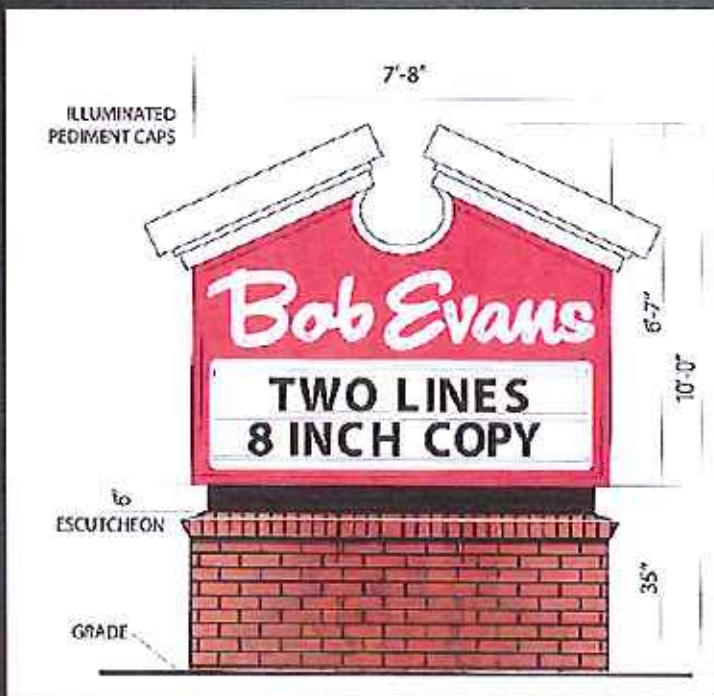
31"

# Bob Evans

Install new BE34 Flush Mount  
 White acrylic faces  
 White Agi-light LEDs.  
 1" Duraquid Bronze trim cap



14115 Detroit Avenue



14115 Detroit Avenue



11729 Detroit Avenue



11729 Detroit Avenue





**LAKEWOOD**  
CHIC

18100 Sloane Avenue



**LAKEWOOD**  
CHIC

18100 Sloane Avenue



294213  
58" x 98.5" 16" LEDS



EXISTING



18100 Sloane Avenue



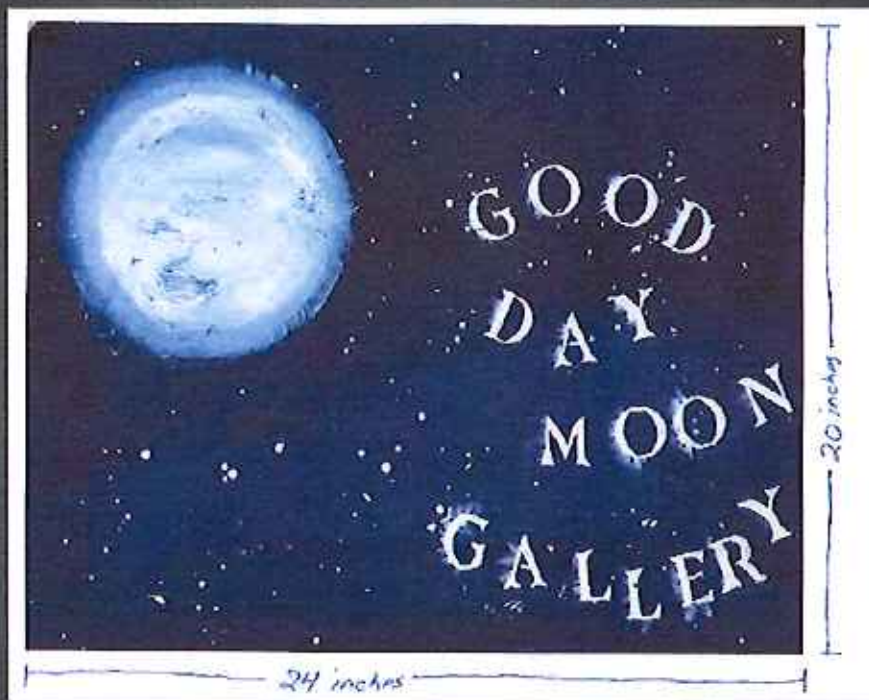
1388 Cranford Avenue





LAKWOOD  
OHIO

1388 Cranford Avenue



LAKWOOD  
OHIO

1388 Cranford Avenue





Real Estate

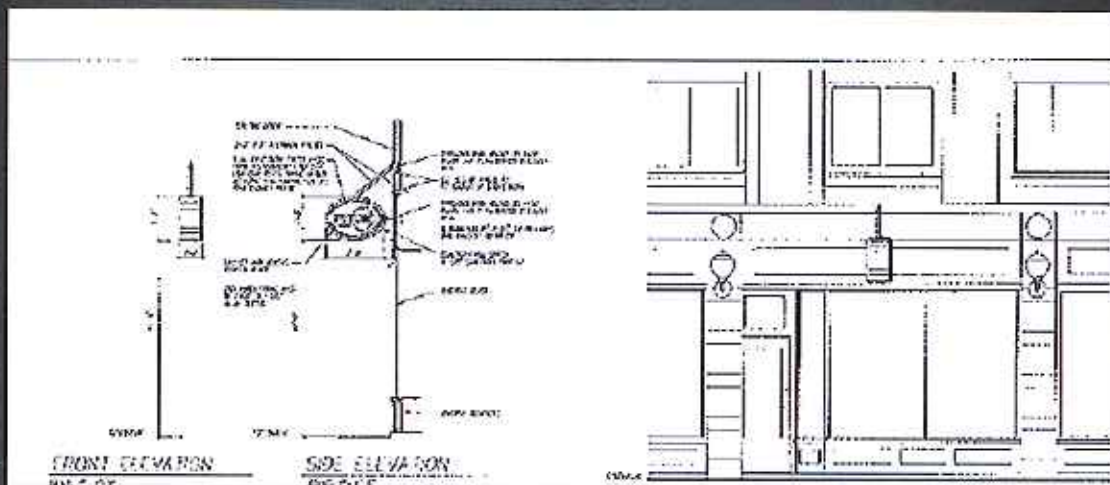
13343 Madison Avenue



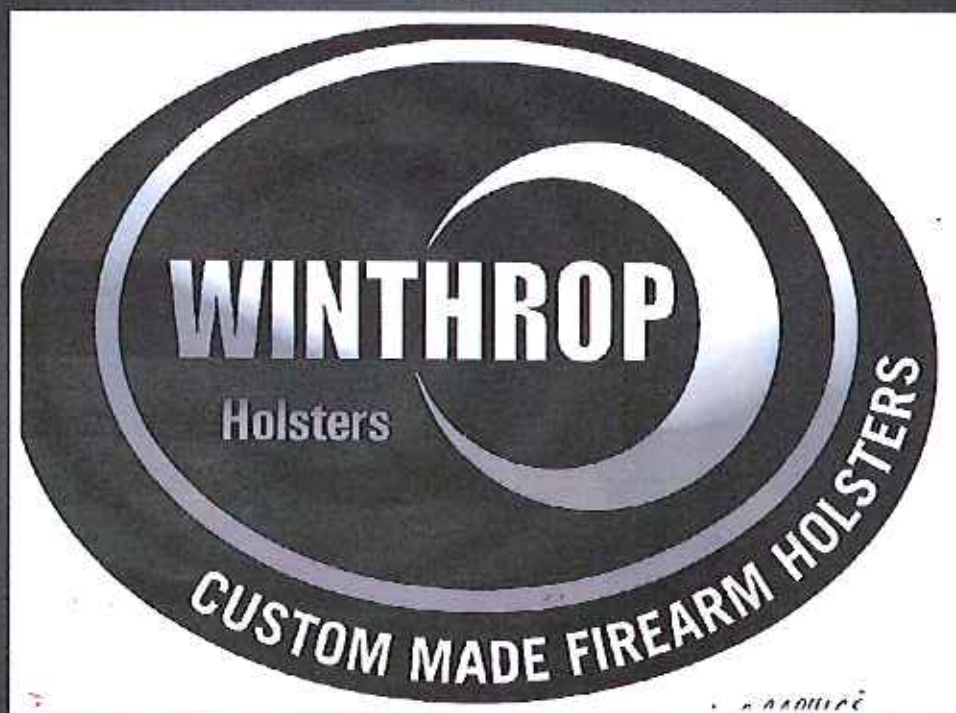
Real Estate

13343 Madison Avenue





13343 Madison Avenue



13343 Madison Avenue



LAKWOOD  
CHIC

13343 Madison Avenue



LAKWOOD  
CHIC

12901 Detroit Avenue





LAKESWOOD  
OHIO

12901 Detroit Avenue



LAKESWOOD  
OHIO

12901 Detroit Avenue





12901 Detroit Avenue



12901 Detroit Avenue





**LAKEWOOD**  
CHIC  
COMMERCIAL REAL ESTATE

**12500 Lake Avenue**



**LAKEWOOD**  
CHIC  
COMMERCIAL REAL ESTATE

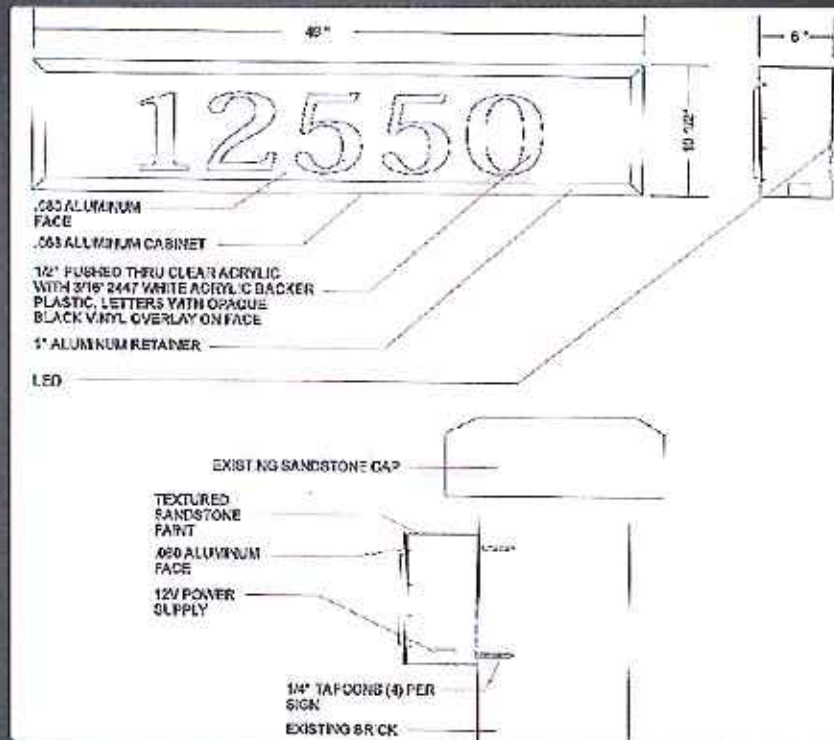
**12500 Lake Avenue**





LAKWOOD  
CHIC

12500 Lake Avenue



LAKWOOD  
CHIC

12500 Lake Avenue



